OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, January 25, 1968

Present: Mrs. Hager, Messrs. Rosa, Russell, Griffin and Hilley—5.

Absent: Messrs. Eschbach, Ramey and Reynolds—3.

Guests in attendance: Ray Guernsey, Planning Director; Lucile Belen, City Council: Maureen McKinstry, WJIM Radio; Lloyd Moles, The State Journal; Mr. Hemmelgarn; Bruce King, Attorney: Merle Peacock, Arthur Richardson, Redevelopment Department.

The meeting was called to order by Chairman Rosa at 7:30 p.m. A motion was made by Mrs. Hager to approve the minutes of the Redevelopment Board meeting held on December 28, 1967. The motion was supported by Mr. Griffin.

Motion carried unanimously.

REPORT OF COMMITTEE

Mr. Russell gave a brief report of the Bus Tour of Project No. 2 area. It was conducted on January 14, 1968 with 28 members and guests in attendance. The consensus of opinion was that the Tour was successful and informative. Mr. Benedict of Lansing Community College gave a resume of the College Campus Plans.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

a. Mr. Zimmerman gave a progress report on Project No. 2 Survey and Planning stage. The approximate completion date for finalization of plans is February 22, 1968. Mr. Guernsey commented on the necessity of preliminary Site Plans by February 7, 1968. Due to lack of an additional Planner, it will be difficult to meet the tight time element, but he assured the Board it would be done. He further commented that there has been no apparent response to the request for an additional Planner to work in conjunction with the Redevelopment Department.

Mr. Rosa requested the Board keep the date of February 29, 1968 open for a meeting to discuss the finalization of the Project No. 2 Site Plan.

The Director continued with the Progress Report as follows:

1. Johnson, Johnson and Roy, Inc., Architects for the Redevelopment Board, are working with the Architects representing Michigan Bell Company to eliminate the blank wall effect along the Washington Mall. This revised design was reviewed by the Board members present. The land disposition data has been submitted to, and approved by the Federal Agency. At the present time, Mr. King and Mr. Zimmerman are working with the Council to set a Public Hearing date which should be approximately the first or second week of March.

2. Mr. King and the Attorney for Hubbard Associates are working on the draft form contract for the sale of the land identified as Parcel 8 on the land disposition map.

3. The status of the LARC Proposal is about the same as recorded at the preceding Board meeting. (Contract for sale of land being drafted)

4. Mr. King has met with the Attorney representing the Leonard Wholesale Distributors and they are working on the draft form of the contract for sale of land identified as Parcel 5B; however, there is a problem with the architectural design. The Architect representing the Board and the Architect for Leonards will schedule a meeting and it is hopeful they will soon reach an agreement on an acceptable design.

5. The Director will contact the representatives of the Dental Association before the next meeting and report on the progress of this proposal.

b. The Director reported on Land Acquisition as follows:

Third Appraisals have been received on the following properties:

Parcel 1-4 —Sinas

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Parcel 1-6 —Wery

Parcel 3-10—McDonald

Parcel 4-2 —Kewpee Sandwich Shop

Parcel 4-15—Caruso's Giftland

Parcel 4-10—Bishop's Furniture

Parcel 5-6, 7, 8 and 9—Leonard Wholesale Distributors

Parcel 713—Fata

These Appraisals have been reviewed by Mr. King and the Director, and forwarded to the Regional Office of HUD for their concurrence in value.

Third Appraisals have been received on the following properties:

Parcel 7-7 —Heath's Jewelry

Parcel 7-9 —Bazley's Market

Parcel 7-10—Washington Grill

Parcel 10-3—Jarvis

Parcel 10-4—Broadway Lunch

Parcel 10-13—Tommy's Bar

Upon completion of review of these Appraisals by Mr. King and the Director, they, in turn, will be submitted to the Regional Office of HUD for their concurrence in value.

Approval by the Board was requested to purchase, at the approved acquisition price of HUD, the Sinas and Fata Properties.

The motion was made by Mr. Griffin to recommend to City Council a request for approval to acquire the Sinas Property, Parcel 1-4, and the Fata Property, Parcel 7-13, for the amount of $160,000, which is the approved acquisition price by HUD, and authorization to purchase the irremovable fixtures on the above mentioned Parcel 7-13 in an amount not to exceed $5,713. The motion was supported by Mrs. Hager.

Motion carried unanimously.

An option has been received to purchase the Barker Fowler Property, however, there has been some delay in setting the closing date. At present, the closing date is scheduled for February 1, 1968. Also the closing date for the Salvation Army property is for February 1, 1968.

COMMUNICATIONS

A requested communication was read from Johnson, Johnson and Roy, Inc. It is their recommendation that it would not be advisable to have a covered walkway in the 200 Block of Washington Avenue because of the type of uses planned, and the depth of the parcel prohibits this being feasible. However, the covered walkway could be used effectively in the 100 and 300 Blocks and every effort should be made to retain this feature as a necessary program requirement.

UNFINISHED BUSINESS

Mr. Griffin made some brief comments on the Washington Grill relocation plans.

Mr. Zimmerman reported on the proposal submited by Mac's, Heath's, and Eagle's. He stated that Mac's and Eagle's are ready to proceed; however, Heath's Jewelry requested that they be allowed to remain in their present location until the new unit is completed directly North/and adjacent to, the now existing building. It was the consensus of the Board that this would not be compatible with the overall construction of the block. It would delay other projects.

The motion was made by Mr. Hilley to abide by the original agreement, and provide availability of land, but not give approval to phase construction. The motion was supported by Mr. Griffin.

Motion carried unanimously.

NEW BUSINESS

The motion was made to adjourn at 8:50 p.m. by Mr. Hilley, supported by Mr. Griffin.

Motion carried unanimously.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

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Letter from the Michigan Conservation Department regarding water standards.

Referred to the Committee on Waste Disposal, Director of Public Service and the Sewage Plant Superintendent.

Letter from the Water Resources Commission concerning discharge of waste materials to the river.

Referred to the Committee on Waste Disposal and the Director of Public Service to report back in 60 days.

Letter from City Personnel Director explaining job analysis procedure.

Referred to the Committee on Personnel.

Mr. Backus reported on the meeting between the City Council and the Committee on Waste Disposal concerning the Board's recommendation for a rubbish contract.

Report from the Committee on Streets and Sidewalks regarding the offer of Mrs. Marjorie A. Moore to convey to the City, a portion of Lot 75 of the Plat of Maple Grove Farms No. 2 for street extension purposes, with the recommendation that the offer be not accepted and further recommending that a 66 foot right-of-way be acquired from the lots immediately east of the above described property.

Motion by Mr. Mosher supported by Mr. Granger that the report of the Committee be accepted.

Carried.

Mr. Backus distributed copies of the proposed Subdivision Regulations as prepared by the Planning Department.

Mr. Backus reported on the various departmental activities.

Meeting adjourned at 9:25 P.M.

Respectfully submitted,

WILLIAM C. WAIDELICH,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, February 22, 1968

The meeting was called to order by Chairman Rosa at 7:35 p.m.

ROLL CALL

Present: Messrs. Rosa, Russell, Griffin, Hilley, Ramey and Reynolds—6.

Absent: Mrs. Hager and Mr. Eschbach —2.

Guests in attendance: Lucile Belen, Councilman; Robert Smith, Architect, Maureen Kingsley, WJIM Radio; Lloyd Moles, The State Journal; Arthur Richardson and Merle Peacock, Redevelopment Department.

It was moved by Mr. Ramey and seconded by Mr. Griffin that the minutes of the January 25, 1968 meeting be approved.

Motion carried unanimously.

Report of Committee

None.

Report of Officers

None.

Report of Director

a. Mr. Zimmerman reported that a Neighborhood Advisory Council for Project No. 2, Mich. R-144 has been appointed by the Mayor, in accordance with Public Act No. 323, entitled "Housing for Persons Displaced by Urban Renewal." The law was enacted in March 1966 by the State Legislature. The purpose of the Council Committee is to keep the people informed, and obtain recommendations from the

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committee. The professional consultants are knowledgeable, but they can incorporate thoughts of the citizens who are directly in the area. A communication from Mr. Zimmerman to the Mayor concerning the NAC was read. The initial meeting with the committee was held Monday, February 19, 1968, 8:00 a.m. and proved to be informative. The next meeting was scheduled for Monday, March 4, 1968, 8:00 a.m. Mr. Rosa suggested a meeting be held with this committee and the Board members at a future date.

b. The Director ask for recommendations on the appointment of a legal counsel for Project No. 2, Mich. R-144. After brief discussion, the motion was made by Mr. Ramey that the Director request a proposal and an estimate of legal fees from Bruce King. The motion was supported by Mr. Hilley; motion carried unanimously.

c. A Progress Report on Project No. 2, Mich. R-144 was submitted.

1. Survey and Planning activity is slightly behind schedule.
2. Mr. Guernsey and Mr. Zimmerman have met with Planning Consultants, Vilican-Leman and Associates, on several occasions.
3. An informational joint meeting with the Planning Board and the Redevelopment Board was scheduled for March 14, 1968, 7:30 p.m.

d. Since it is necessary to submit a letter to HUD Regional Office requesting an extension of the Survey and Planning time, Project No. 2, Michigan R-144, to August 1968 the factors are as follows:

1. There was a delay in execution of the Third Party Contracts.
2. Due to a heavy workload, there was a delay in the Planning Department and in Building Inspections.
3. There was a change in administration. (Redevelopment Director)

e. The need to request additional Survey and Planning Funds for Project No. 2, Mich. R-144, as indicated on the attached information sheets, was explained by Merle Peacock.

A motion was made by Mr. Ramey that the Director submit a recommendation to City Council requesting authorization to submit a revised Survey and Planning application for additional funds in the amount of $157,238, Project No. 2, Mich. R-144 from the Federal Agency. The current Survey and Planning contract is in the amount of $244,018 and the revised estimate to be requested is in the amount of $401,256. The motion was supported by Mr. Russell.

Motion carried unanimously.

f. A report was given on the Federal Audit Findings. Project No. R-87. The items involved were:

1. Parking Lots
2. Contract for Legal Services
3. Suspension of Legal Expense
4. Excess Cash Balance
5. Project Cash Commingling (CRP and R-144)

It was requested by Mr. Hilley that a written report should be submitted to all Board members to be included with the minutes of the meeting.

g. A letter was read from the HUD Regional Office requesting a supplemental Reuse Appraisal on disposition Parcels 2, 5A, and 14 and a new Reuse Appraisal on disposition Parcels 4, 5C, 6, 7, 10 and 12A-13, (identified as one parcel). Mr. Zimmerman stated that letters have been sent to Larry Smith and Company and William P. Walsh and Company requesting a proposal as to their fee and their availability to enter into a contract for both the supplemental and new Reuse Appraisals.

h. The Director reported that he has received all Third Appraisals for land acquisition on Project No. 1, Mich. R-87; however, he has to obtain Federal approval on five appraisals—two parking lots, Thoman Estate; Eagle's; Detroit Hotel; and Tussing Building. An offer to purchase the following properties has been made:

Leonard's

Broadway Lunch

Kewpee Sandwich Shop

Hayes Property

Detroit Hotel

Wery's

Heath's Jewelry

Washington Grill

Three property owners, Bishop's Furniture 4-10; Caruso's Giftland, 4-15; and Jarvis Property, 10-3; accepted the offer to purchase at the approved appraisal price with the stipulation that they retain the right to contest valuation at a later date.

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The motion was made by Mr. Griffin to request City Council approval to authorize payment at the approved acquisition price of the Department of Housing and Urban Development in the amount of $287,700, and for the irremovable fixtures in the amount not-to-exceed $10,419 to the property owners of parcels 4-10, 4-15 and 10-3, Project No. 1, Mich. R-87. The motion was supported by Mr. Russell.

Motion carried unanimously.

There are a total of 107 parcels in Project No. 1, Mich. R-87. A total of 89 parcels acquired; 18 remaining unacquired, consisting of 14 property owners.

i. Progress Report on Proposals for Redevelopment, Project No. 1, Mich. R-87.

1. A draft copy of the contract for sale of Parcel 15 to LARC has been submitted to the HUD Regional office for their review. A meeting will be scheduled with the LARC architect, Daverman and Associates and the architect of the Redevelopment Board, Johnson, Johnson and Roy, Inc.

2. Michigan Bell Telephone Company—A public hearing date of March 11, 1968 for land disposition has been scheduled. Drawings have been received and forwarded to the Building Department for final approval. The site design has also arrived (relating to the utilities in the adjoining alley).

3. Hubbard and Associates—The contract should be ready within a week and then we can proceed from there.

4. Dental Association—They are considering a three story building instead of a two story building. This, as well as other detail, will be resolved at a meeting which they have scheduled with their architect and their building committee about March 1, 1968.

COMMUNICATIONS

a. There was brief discussion regarding the letter dated February 5, 1968, which was attached to the agenda, from Johnson, Johnson and Roy, Inc. stating approval of the Michigan Bell Company architectural design and recommending further treatment to the Leonard Proposal Drawings.

b. A letter from Mr. J. Wesley Olds was read to the Board members. This letter was a notification that he is closing his office and also requesting release from his contract. (The purpose of this contract was that he was to serve in an advisory capacity to the small businessmen, a service provided by the Board). He also requested additional funds for his services.

A motion was made by Mr. Russell to submit in writing an acceptance of the termination of the contract, and deny just cause for payment of any additional funds for services as the contract speaks for itself. The motion was supported by Mr. Ramey.

Motion carried unanimously.

UNFINISHED BUSINESS

Mr. Heldmeyer of Heath's Jewelry has consented to go along with the proposal as previously submitted and has agreed to either relocate while his building is being built or put his fixtures and retainable merchandise in storage. After much searching on the part of Arthur Richardson and Richard Zimmerman of the Redevelopment Department, the only suitable location obtainable for Heath's relocation is where a Photo Shop now maintains its business. Mr. Robert Smith, architect, representing Mr. Heldmeyer of Heath's Jewelry attended the meeting for the purpose of explaining the requirements to bring the location up to standard so that a business such as Mr. Heldmeyer's could use the building. There are special considerations, due to his health.

1. Additional electrical service.

2. An air conditioner installed as it is necessary for health reasons.

3. Repair flooring.

4. There are partitions to be moved.

5. Move a large safe.

6. Install Burglar Service.

7. Some Painting.

Total cost of approximately $7,800. Mr. Heldmeyer would be liable for the renovation of the building. The LPA would pay the usual, provided for moving cost upon approval by the HUD Regional Office for an onsite move. There are provisions available for storage cost, if he should choose this method.

Hearing of Delegations and Individuals —none.

The meetng adjourned at 9:35 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, March 28, 1968

The meeting was called to order by Chairman Rosa at 7:40 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Griffin, Hilley, Ramey and Reynolds —7.

Absent: Mr. Eschbach—1.

Guests in attendance: Planning Board, Bretz, Fink, Black, (Reynolds), City Council, Belen, Adado, Anas, May and Perrin; Neighborhood Advisory Council Committee members, Hepfer, Hunt, Foote, Beuerle, Radway, Mr. and Mrs. Faust, Mr. and Mrs. Scutt; Planning Department, Brown, Tubbs, Spackman and Nino; Traffic Department, Hayes; Vilican-Leman and Associates, Consultants, Hustoles, Brunett and Whitlong; LCC, Diehl, Gannon, and Benedict; State Journal, Moles; WJIM Radio, Kingsley; Attorney for Redevelopment Board, King; Redevelopment Department, Peacock and Richardson.

It was moved by Mr. Ramey and supported by Mr. Griffin that the minutes of the February 22, 1968 meeting be approved.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

a. Mr. Zimmerman requested Board approval for Mr. Richardson and himself to attend the Conference of American Real Estate Appraisers to be held April 17-20, 1968 in Detroit; and in doing so stated that the Conference would benefit the Redevelopment Department in becoming more knowledgeable of the appraisal field, thereby, improving the efficiency of local involvement in the Title I program.

Mr. Griffin made the motion to approve attendance at the conference and it was supported by Mr. Ramey.

Motion carried unanimously.

b. **Status of Land Acquisition, Project No. 1**

(1) No progress to report on the first block parcels yet to be acquired — Detroit Hotel, Tommy's Bar, and Broadway Lunch.

(2) Negotiations are underway on the following properties — Eagle Restaurant, Bazley's Market, Heath's Jewelry, Leonard Wholesale, and Kewpee's Restaurant.

(3) Caruso's—Acquisition is scheduled for Friday, March 29, 1968.

(4) Senate Grill—Acquisition is scheduled for Monday, April 1, 1968.

(5) Jarvis Property — Acquisition is scheduled for the first week of April, 1968.

c. **Reuse Appraisals**—The Federal Agency requested Reuse Appraisals on Disposition Parcels 4, 5C, 6, 7, 10 and (12A-13 identified as one parcel). The Director stated that since the Federal Agency's request has received proposals from two qualified Reuse Appraisers.

(1) Larry Smith and Company at a fee of $3,000.

(2) William P. Walsh and Company at a fee of $2,000.

After discussion on the difference in fee and the importance of obtaining qualified appraisers, Mr. Ramey recommended that the Director obtain additional proposals for the work and that this subject be referred to the appraisal committee previously established. Upon due consideration, this recommendation was put in the form of a motion by Mr. Ramey and supported by Mr. Reynolds.

Motion carried unanimously.

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COMMUNICATIONS

(a. 1 & 2) Reference was made to the letters submitted with the agenda from Johnson, Johnson and Roy, Inc. regarding their approval of architectural design on the exterior treatment for the Leonard Wholesale Distributors and Capital Advertising proposal and the Michigan Dental Association Office Building.

(3) A letter was read from Mr. Sam LaMacchia of Mac's Cigar Store to the Mayor expressing his gratitude and appreciation for the assistance received from the Redevelopment Department in making the necessary moves in the Urban Renewal Area.

UNFINISHED BUSINESS

a. A proposal for Contract from Mr. Bruce King for his legal services in Project No. 2, Michigan R-144 was read.

Mr. Ramey made the motion that the Board recommend to the City Council that the City of Lansing obtain Mr. Bruce King as attorney for the Survey and Planning stage of Project No. 2, Mich. R-144 at a contract fee not to exceed $1,000. The motion was supported by Mr. Russell. The motion carried unanimously.

b. Development Plan for Project No. 2—Mr. Zimmerman introduced the guests in attendance—Members of the Lansing City Council, the Planning Board, Citizen's Advisory Council, representatives of Lansing Community College and representatives of the consulting firm of Vilican-Leman.

Mr. Zimmerman expressed the need for the Survey and Planning activities to be completed by August 1, 1968; and if this date is to be met, it is necessary that we have a decision on the Development Plans for Project No. 2 on/or about April 15, 1968. It is important that the April 15th date be connected with the August 1st date, because of the work to be accomplished in this time element—such as, engineering studies for project improvement throughout the project area, reuse appraisals, and complete budget for execution of the project to be finalized.

To assist the consultants in arriving at a development plan for Project No. 2, the following four basic questions require decisions:

1. City Market, is it to remain or be relocated?
2. Location of the proposed Ottawa Bridge right-of-way.
3. Land use for the entire Project area.
4. Because of the increased cost of land acquisition beyond the initial budget submitted with the original application, do we request additional Federal funds to carry out the total project area, or do we cut back the project in size in relation to the current grant reservations?

In regard to land use, Mr. Hustoles of Vilican-Leman elaborated upon the Master Plan as being the foundation and frame work for Project No. 2. The Master Plan and the Land use Plan set forth light industrial, warehousing and office, and expansion of LCC. He further commented that the LUM Study prepared by Mr. William Walsh was made to determine the market for disposition of land for redevelopment and the advisability of land use for the Project area. Mr. Walsh's report states that there is a desirable market for the uses previously mentioned.

Mr. Ramey ask whether it would be feasible to make land in Project No. 2 available for Public Housing for the elderly.

Mr. Zimmerman answered that he does not think it is advisable to have housing mixed in with light industrial uses; however, if the City Market was to be relocated, it would appear that this would be the best location for housing, but, he explained, that he felt that the City Market land area has the best potential for other uses, such as: (1) commercial and (2) office.

Mr. Reynolds, after being requested to comment in the capacity of being a member of the Redevelopment Board and the Planning Board, stated that the Planning Board had met just prior to this meeting and therefore have the following recommendations:

Mr. Tubbs of the Planning Department, and in the absence of Mr. Guernsey, read the recommendation from the Planning Board.

1. The present boundaries of Project No. 2 be revised to Cedar Street on the east and Michigan Avenue on the south.
2. The treatment for the revised project boundaries should be total clearance for which the City should seek an amendatory for additional funds.
3. The area excluded from Project No. 2 be incorporated into a future Urban Renewal Project and based on an overall plan for the Cedar-Larch Corridor and that a study be made of the possible relocation of the City Market in the Corridor.
4. The land within the revised boundaries and excluding the Community College expansion area be designated for uses such as parks, single and multi-purpose office structures, a convention center, a cultural center, a motor hotel, transportation center, and associated com-

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mercial facilities and multi-use structures such as office apartments and accessory commercial uses.

5. No area be reserved in the site plan for the Ottawa Street extension proposal at this time. The traffic plan concept of the Board is to encourage cross town traffic to the north and south of the Central Business District and not through the heart of the Central Business District. Turning lanes could be developed on the west side of the Grand River at Michigan Avenue Bridge to improve turning movements.

6. The detailed studies should be completed to resolve the Ottawa Street issue and the location of the City Market.

7. A program be initiated to revise the Master Plan for the City of Lansing as it pertains to this area.

Mr. Zimmerman reacted on the above recommendations from the Planning Board by pointing out that time is of the essence. It is vital that we have the Survey and Planning stage completed on/or about August 1, 1968, and that if we cannot it would be jeopardizing our present grant reservation. If the recommendations of the Planning Board are accepted, it would mean a change in the Master Plan, and therefore it would have a direct affect on the time element. He further stated that expansion of the Project boundaries to include the Michigan Avenue frontage would be very costly in land acquisition and that costs are another element of concern; and he added that he questioned whether or not the Federal agency would approve the revised boundary lines. The Director is also concerned about reaction of the City Council and the citizens of the community if the Project being cut in size affects the tax base of the Project.

Mr. Russell questioned changing plans at this late date, since the Planning Consultants worked with the Master Plan which was approved by the Planning Board. He would like to know, "why" did the Planning Board wait so long to make their recommendations?

Mr. Reynolds answered, "the Planning Board was asked to make a recommendation just recently, and had not had sufficient time for consideration; therefore, they were making their recommendation at their first opportunity, which was this evening."

Mrs. Bretz commented that she could see the necessity of the Redevelopment Board wanting to go over the material submitted this evening pertaining to the recommendations of the Planning Board.

Mr. Hilley requested information on the starting date of Project No. 2.

Mr. Zimmerman answered, "the application for Project No. 2 was submitted in the Fall of 1965 and Federal approval to enter into the Survey and Planning stage was March 1967." He further commented that, since June 1967, he, Mr. Guernsey and the Planning Staff had met with the Planning Consultants and the Market Consultants on at least twenty different occasions.

Mr. Ramey made the suggestion that the Planning Board submit their recommendations, and the Redevelopment Board go on record as recommending to proceed with the total project area and try to obtain additional Federal funds; and that these recommendations be forwarded to the City Council.

Mr. Rosa ask for comments and opinions from the Neighborhood Advisory Committee and the representatives of Lansing Community College.

Mr. Radway agreed to the concept of the Planning Board and also agreed to relocate if necessary. He stated that more thought should be given to "what we can do, and do wisely, and let the balance of the project proceed at a later date."

Mr. Diehl, (Chairman of Lansing Community College Board) stated that the decision of LCC to stay in Lansing was based upon being able to obtain the necessary property for Community College expansion.

Mr. Fink stated that he can appreciate the concern for striking the original concept of the Project No. 2 area; however, there is concern whether the Larch-Cedar Corridor is a desirable industrial site for the City of Lansing. It has been determined that LCC is a desirable use and the land necessary for LCC expansion should be cleared and made available to them.

Mr. Rosa suggested that Mr. Foote express his opinion as to how the change in plans would affect him.

Mr. Foote stated that he was under the opinion that it had been previously decided that the total area would be light industrial; therefore, he proceeded to obtain property for his future use, and now he will have to wait for a decision to be made on the Project area.

Mr. Ramey stated that the Master Plan has been in effect for some time and he is disturbed about the Planning Board suggesting a change in the Master Plan at this time.

Mr. Gannon ask if it is possible to make re-application for additional funds and if this was denied, would it jeopardize the current grant reservation?

Mr. Zimmerman stated that, "up until today he was under the opinion that he could request additional funds and that if the request was denied the project could be cut back in size; however, after talking with a Federal representative today, he has reservations. It is possible that if the request for additional funds was denied, the total Project would be delayed."

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Mrs. Hager inquired if the current grant reservation of approximately $4,700,000 is committed to the City of Lansing.

Mr. Zimmerman answered, "the grant reservation is in an escrow account and is committed to the City of Lansing providing we proceed with the Survey and Planning data and submit the Part I application for the Project within a reasonable amount of time.

Mrs. Hager asked, "what if we take in the part of the Michigan Avenue frontage as recommended by the Planning Board "

Mr. Zimmerman answered that the additional land acquisition cost of approximately $1,000,000 would compound the current problem of inadequate funds.

Mrs. Hager inquired whether the Planning Board would be agreeable to omitting the Michigan Avenue frontage.

Mr. Reynolds answered that this would be considered and he further stated that the final decision is subject to City Council action.

Mr. Anas commented on the LCC being behind schedule because the City has not been able to keep pace.

Mr. Diehl stated that eventually LCC will have at least 8,000 students and 400 faculty which will be a desirable asset to the total community.

Mr. Hilley asked, "how much in the Survey and Planning funds has been spent or committed on the Project at this time "

Mr. Zimmerman stated that about $145,000 has been committed in the form of contractual obligations with various consultants and appraisers and that we are not in a position to terminate these contracts.

Mr. Fink directed a question to the Planning Consultants regarding the land uses previously proposed and the recommendations submitted at this meeting by the Planning Board.

Mr. Ramey stated that he did not feel it was necessary for the Planning Consultants to make any comments, as the Planning Consultants and the Redevelopment Board need time to study the recommendations submitted this evening by the Planning Board, since up to this point everyone has been proceeding under the uses established within the current Master Plan. He also stated that it is not possible to make a decision on the Planning Board's recommendation in this meeting.

Mr. Ramey made the motion to have a special meeting of the Redevelopment Board on Tusday, April 2, 1968, 7:30 p.m. 4th Floor, Conference Room. The motion was supported by Mr. Griffin.

Motion carried unanimously.

NEW BUSINESS

Mr. Ramey requested clarification from the Redevelopment Director pertaining to the Editorial on WILS Radio. The Editorial mentioned that a businessman, known as Jenks Second Hand Store, had been forced to relocate from the Urban Renewal Project No. 1 area, and that upon relocating to 416 Baker Street the businessman was forced to move again by the City Fire Marshall due to conditions of the structure not meeting the City fire and building codes.

The Director stated that he had talked to WILS Radio earlier today concerning the Editorial and in doing so clarified the moving conditions as follows:

1. Mr. Jenks was not forced to move from the Urban Renewal area; his relocation plans were initiated by himself.

2. Although, this office made an effort to assist Mr. Jenks in finding a new location, we had no contact with the property owner of 416 Baker Street. Mr. Jenks made arrangements to relocate at 416 Baker Street through his own initiative.

3. Mr. Jenks obtained reimbursement of the moving cost in the amount of $782.00 from the Redevelopment Department.

4. This office assisted Mr. Jenks in obtaining a Small Business Administration loan in the amount of $7,600. at 3⅞% interest rate.

Mr. Ramey requested that the Director forward copies of the Editorial and a written statement clarifying the conditions of Mr. Jenks' move to all Board members.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

T/C

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when used shall be construed to mean a judge who is elected or appointed under authority of Chapter 12 of the City Charter.

(b) The associate is hereby defined as the office of associate judge as defined in Act 109, P. A. 1947, but the person occupying such office under this article shall be and is hereby required to devote his full time to work of the Municipal Court of the City of Lansing AND IS HEREBY PROHIBITED FROM PRACTICING LAW.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Council adjourned at 8:40 P.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

April 29, 1968.

B/M

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 16, 1968

The meeting was called to order by Chairman Rosa at 7:50 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Griffin, Hilley and Reynolds—6.

Absent: Messrs. Eschbach and Ramey —2.

Guests in attendance: Neighborhood Advisory Council, Mr. and Mrs. Faust, Mr. and Mrs. Scutt, Messrs. Foote, Hartley, Hunt, Hepfer and Beuerle: Planning Department, Spackman; Attorney for Redevelopment Board, King; The State Journal, Moles; Redevelopment Department, Peacock and Richardson.

This meeting was called for the purpose of further consideration on the Development Plans for Project No. 2, Mich. R-144 and to come to a concurrence on the matter so that the Board can make a recommendation to City Council.

No action on the minutes of March 28, 1968.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

Mr. Zimmerman reported that land acquisition in Project No. 1 is progressing and further reports will be given at the regularly scheduled meeting on April 25, 1968.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

DELVELOPMENT PLAN FOR PROJECT NO. 2

(1)**Project No 2 Boundaries to be established**—The Planning Board received the following suggestions from their Urban Renewal Committee, and the Planning Board has taken action and made these recommendations to the City Council:

The Urban Renewal Committee recommends to the Planning Board that:

1. The present boundaries of Project No. 2 be revised to Cedar Street on the east.
2. The treatment for the revised project boundaries should be total clearance for which the City should seek an amendatory for additional funds.
3. The area excluded from Project No. 2 be incorporated into a future Urban Re-

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newal Project and based on an overall plan for the Cedar-Larch Corridor and that a study be made of the possible relocation of the City Market in the corridor.

4. The land within the revised boundaries and excluding the Community College Expansion area be designated for office-commercial structures and public uses.

5. All of parcels 8 and 9 and part of parcels 4, 6, and 7 of Block 245 be reserved for street purposes and a possible extension of Ottawa Street. The Committee does not wish to delay the completion of the site plan phase. However, the Committee does not believe sufficient information is available to justify a recommendation for a bridge over the Grand River at Ottawa Street. The traffic plan concept of the Board is to encourage cross town traffic to the north and south of the Central Business District and not through the heart of the Central Business District. The Staff is presently conducting a study of this issue. A report and recommendation will be forthcoming upon the completion of future traffic volume projections by the Tri-County Regional Planning Commission.

6. The detailed studies should be completed to resolve the Ottawa Street issue and the location of the City Market.

7. A program be initiated to revise the Master Plan for the City of Lansing as it pertains to this area.

After a brief explanation of the problems facing the Redevelopment Board, for clarification purposes, the following three alternatives were presented:

1. Boundaries, as originally set up.

2. Boundaries cut back to Cedar Street.

3. Boundaries to be—between Saginaw on the north and Shiawassee on the south, and Cedar on the east and Washington on the west.

The land use and cost of the total project will affect the decisions to be made on the above alternatives.

After discussion on the three alternatives presented by the Redevelopmnt Director and a brief review of the Planning Board recommendations, Mr. Rosa ask for comments from the Neighborhood Advisory Committee.

Mr. Foote: inquired whether there are sufficient funds now, if the boundaries were to be—Shiawassee east to Cedar and Cedar north to Saginaw, Saginaw west to Washington and Washington to Shiawassee.

Mr. Zimmerman: answered that the funds are available in the initial amount of approximately $4,700,000. Also he reported that he has just received the first appraisals on the total project area.

Mr. Hepfer ask when would the City proceed to acquire land.

The Director answered that the Survey and Planning stage would be finished by August 1, 1968. It is estimated that the Federal Agency would take about four to six months for the review. This would bring it to approximately February 1969, then the next step would be a public hearing. Execution of the Project could be about April or May of 1969 and acquisition would start immediately.

Mr. Beuerle inquired, "how long will it take to acquire the land?"

Mr. Zimmerman stated that nothing can be done until after the public hearing, then it would take as much time as reasonable; but because of the human element, it is practically impossible to name a time element.

Mr. Hepfer ask whether LCC is ready to purchase property in this Project area.

Mr. Rosa replied that they are ready and have the funds to do so, as soon as the land is available.

Mr. Rosa mentioned the importance of preserving the tax base, and this could be done if you use No. 2 alternative. (cut the boundaries back to Cedar)

(2) **Land Use—Mr.** Zimmerman interpreted the land use recommendations, as he understood them, as presented by the Planning Board. Mr. Reynolds reported that the Planning Board had made the recommendations to City Council and the motion passed unanimously.

1. Lansing Community College expansion, from Washington to Grand Avenue between Saginaw and Shiawassee.

2. Grand Avenue east to the Grand River from Shiawassee to Saginaw for Park Area in connection with the river improvement.

3. From the Railroad to the river's edge from Shiawassee to Saginaw for Park Area in connection with the river improvement.

4. Between Saginaw and Shiawassee and the Railroad and Cedar Street on the east would be LCC expansion.

5. Commercial, office and public use, acquisition parcels 245-8 and 9, and part of 4, 6 and 7 (RR) reserved for right-of-way for Ottawa Street Bridge expansion from Shiawassee to the southern boundaries of the proposed Project No. 2, with Cedar Street as the easterly boundary.

6. From the railroad to the river's edge, park for river improvement, from Shia-

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wassee to the south boundaries of the proposed Project No. 2.

Mr. Rosa requested a definition of office-commercial use.

Mr. Zimmerman stated that he interpreted the Planning Board recommendation of office use as being a small office structure with on-site parking, and commercial use as being a service type of facility instead of retail sales.

Mr. Reynolds stated that he felt that Mr. Zimmerman's interpretations were correct.

(3) **City Market** — A decision from the Planning Board cannot be made until a study has been completed. This study is expected to take several weeks. Mr. Spackman of the Planning Department stated that they have requestd opinions and advice from the County Extension Service and MSU; thus no commitment was forthcoming from the Planning Board.

Mr. Zimmerman stated that he interpreted the Planning Board recommendations to mean that the City Market should be relocated from its present site and that the study was to determine where the new location should be.

Mr. Reynolds answered that the Planning Board did feel that the City Market should be relocated from its present site, but they were not in a position to make a recommendation until adequate studies have been completed.

(4) **Ottawa Street Bridge location** — Mr. Zimmerman stated that he agreed with the Planning Board's recommendation of setting aside parcels of land for the extension of the Ottawa Street Bridge and that if, at a later date, the location of the bridge is changed, it would be necessary for a plan change for the land area previously reserved for the Ottawa Street Bridge right-of-way.

Mr. Russell made a motion to recommend to City Council that the boundaries be cut in size to east of Cedar Street and the balance of the boundaries remain as previously established. The motion was supported by Mr. Reynolds, motion carried unanimously.

Mr. Zimmerman stated that he needs a decision on Items No. 2, land use, No. 3, City Market, No. 4, Ottawa Street Bridge location, before he is able to proceed with finalizing the Part I application; therefore, suggested to the Board that he contact Vilican-Leman and Associates, Planning Consultants, and Mr. William Walsh, Market Consultant, and review with them, the revision of the project boundaries and items No. 2, 3 and 4. He further suggested that the Consultants make a report to the Board at the next meeting which is scheduled for Thursday, April 25, 1968.

Mr. Rosa stated that this is a good idea and felt that the Board can be assisted by the Consultants.

Mrs. Hager ask, "what about the area of the Project that is being omitted?"

Mr. Zimmerman stated that, "for the present, this area should be omitted entirely from Urban Renewal because, if not, the Citizens in the area would be held in a state of indecision as to the possibility of an Urban Renweal Program in this area. In the future, it would be dependent upon priorities for Urban Renewal in the entire community and what transition takes place in this area which would warrant or prohibit Urban Renweal."

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

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Engineer in processing and preparing specifications for public improvements.

Mr. Backus reported to the Board that a total of 1770 loads of trash were picked up in the annual trash pickup this year, as against a total of 1306 loads last year. Total cost of the pickup for 1968 was $23,000. Status of the Capitol Area Development and the progress on keeping oil from the river were also discussed.

After discussion, it was unanimously agreed that the July meeting of the Board of Public Service would be held on July 2, instead of July 3 as the third is the day before the Fourth of July and it was anticipated that many members of the Board would be out of the city.

Meeting adjourned at 8:43 p.m.

Respectfully submitted,

WILLIAM C. WAIDELICH,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 25, 1968

The meeting was called to order by Chairman Rosa at 8:15 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Griffin, Hilley—5.

Absent: Messrs. Eschbach, Ramey, Reynolds—3.

Guests in attendance: Patrick Brunett, Vilican-Leman, Planning Consultants; William Walsh, Market Consultant; Frank Benedict, LCC; Ray Guernsey, Planning Director; Edward Brown, Allen Tubbs, James Spackman and Ronald Nino, Planning Department; Bruce King, Attorney for Redevelopment Board; Lloyd Moles, The State Journal; Merle Peacock, Redevelopment Department.

The motion was made to accept the minutes of the two previous meetings, March 28, 1968, and April 16, 1968, by Mrs. Hager and supported by Mr. Griffin.

Motion carried unanimously.

REPORT OF COMMITTEE

A report was given by Mr. Griffin, Chairman of the Appraisal Committee, on Reuse Appraisals for Project No. 1, Mich. R-87. They met on Tuesday, April 23, 1968, for the purpose of reviewing the seven proposals previously submitted by those listed below:

Larry Smith and Company

William P. Walsh and Company

Manufacturers Appraisal Company

R. C. Kauffman

Urban Research Associates

The International Appraisal Company

Ralph Wenger Company

After a report by the Director on the qualifications and experience of the appraisers, as submitted and verified, a selection was made based on the following determination:

1. Qualifications and experience.
2. Ability to perform, with time specified.
3. Reasonableness of cost.

The motion was made by Mr. Griffin that the Board recommend to City Council that the City of Lansing enter into a contract with Larry Smith and Company and Urban Research Associates for the purpose of obtaining Reuse Appraisals for disposition parcels in Project No. 1, Mich. R-87. The motion was supported by Mr. Russell.

Motion carried unanimously.

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REPORTS OF OFFICERS

None.

REPORT OF DIRECTOR

The Director reported that he had previously submitted two (2) Reuse Appraisals on the Public High-rise Site to the Federal Agency, and since submission, has received verbal approval of the disposition price of $66,780. He further notified the Board that he and Mr. Elliott, Housing Director, will be proceeding with the proposal as soon as the Housing Commission determines their method of financing the project. The methods under consideration are conventional and turnkey.

a. Acquisition—Mr. Zimmerman requested Board approval to acquire six parcels of land in Project No. 1, Mich. R-87. After brief discussion, Mr. Hilley made the motion to recommend to City Council the purchase of Parcels 5-6, 5-7, 5-8, and 5-9 (Leonard's) and Parcels 7-15 and 7-17 (Thoman Estate) for a total acquisition price of $294,000, and also purchase of irremovable fixtures at a cost not to exceed $7,106. The motion was supported by Mr. Russell.

Motion carried unanimously.

b. Condemnation—The Director reported that in Project No. 1, Michigan R-87, the total land acquisition approved is 96 parcels, with 11 remaining unacquired. He further stated that considerable negotiation has been taking place during the past few months; therefore, condemnation under the new law is recommended on the remaining parcels, as follows:

Parcel No.	Identification
1-6	Wery Property
4-2	Riley Property, Kewpee Sandwich Shop
7-7	Heldemeyer Property, Heath's Jewelry
7-10	Bazley's Market
7-11	Pogoncheff Property, Washington Grill
7-12	Dietrich Property, Eagle Restaurant
10-4	Lewis Property, Broadway Lunch
10-13	Hayes Property, Tommy's Bar
10-19	Detroit Hotel

The Director recommended that condemnation action be held in abeyance on the following two properties and stated the reasons:

1. McDonald Property—The law does not pertain to residential property, as is the case of this property.
2. Tussing Building—A very complex appraisal that has taken considerable time and has yet to be approved by the Federal Agency.

After considerable discussion on negotiations and condemnation action, the motion was made by Mr. Griffin that City Council authorize Bruce King, Assistant City Attorney for the City of Lansing, to proceed with condemnation action on all unacquired properties in the Urban Renewal Project No. 1, Mich. R-87, except Parcel 3-10, known as the McDonald Property, and Parcel 8-8, known as the Tussing Building. He further recommended a statement of necessity and a declaration of taking. The motion was supported by Mrs. Hager.

Motion carried unanimously.

Demolition Contract No. 9—The Director requested Board recommendation to City Council for authorization to proceed with Demolition Contract No. 9 which includes the following properties:

Parcel	Address
1-4	412-416 N. Capitol Ave.
1-5	408 N. Capitol Ave.
4-10	301-305 N. Washington Ave.
4-11	307-309 N. Washington Ave.
4-12	311 N. Washington Ave.
4-13	313-315 N. Washington Ave.
4-14	317 N. Washington Ave.
4-15	319 N. Washington Ave.
4-16	321 N. Washington Ave.

The Director mentioned that the razing of these buildings will make land available for the redevelopment proposal submitted by the Leonard Wholesale Distributing Company and further stated that his intent would be, to time the razing of the buildings with the redevelopment of the land.

The motion was made by Mrs. Hager that the Board recommend City Council proceed with Demolition Contract No. 9. The motion was supported by Mr. Russell.
Motion carried unanimously.

COMMUNICATIONS

a. A memorandum was read from Mr. Guernsey, Planning Director, for clarification of the working arrangement between the Redevelopment Department and the Planning Department. In reply to the communication, Mr. Hilley commented that he would like to see a closer communication in the future. Mr. Zimmerman stated that he felt that it was unfortunate that the previous misunderstanding had taken place, but he felt that everyone had benefited, and as a result, a more desirable relationship had been established, along with better communication.

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b. A letter was read from an interested citizen, Lillian Van, in which she stated her suggestions pertaining to the City Market. Mr. Hilley suggested referral of the letter to the Planning Department.

UNFINISHED BUSINESS

Development Plan for Project No. 2, Mich. R-144—

(1) **Boundaries**—Project No. 2 boundaries be reduced to Cedar Street as the easterly boundary, and the boundaries west of Cedar Street remain as previously established. This recommendation was forwarded to the City Council by the Redevelopment Board at its meeting of April 16, 1968.

(2) **Land Use**—As suggested at the April 16, 1968, meeting, Mr. William Walsh, Market Consultant, and Mr. Patrick Brunett, Vilican-Leman, Planning Consultant, were present to explain their views and definition of the terms—office, distribution centers and services—as they pertain to land use in Project No. 2.

Mr. Walsh explained his opinion of office and distribution areas; for example, IBM, Credit Union and Data Processing were suggested. The primary purpose is to maintain quality control and relationship to the CBD. (It was agreed by the Planning Department members present that emphasis be put on quality types of services.) Mr. Walsh stressed the necessity of compatibility of land use in relation to economy and to promote upgrading of the area.

Mr. Burnett stated that the concern of land use in the area was the prerogative of the Planning Staff to establish the best kind of uses. Vilican-Leman's purpose, as consultant, is to decide what is compatible. Upon considerable discussion by all members of the Board and the consultants, the following recommendation was made:

Mr. Hilley made the motion to recommend to City Council that the land use within the revised project boundaries be designated as LCC expansion, office, distribution centers, river improvement and services; such as, data processing, office equipment, printing establishments, lithographing and supplies. The motion was supported by Mr. Russell.

Motion carried unanimously.

(3) **City Market**—The consultants felt that the City Market would be incompatible with the type of uses suggested, along with traffic congestion and inadequate parking conditions. Mr. Rosa stated that previously there was some confusion as to actually what the Planning Board's recommendation was for the City Market, and in doing so asked Mr. Guernsey to comment, for clarification, on the Planning Board's recommendation. Mr. Guernsey stated, "the recommendation of the Planning Board was that the City Market should be moved from the project site and that the Planning Department is currently undertaking a study to determine the best possible relocation site.

Mr. Griffin made a motion to recommend to City Council that the City Market should be relocated and not be considered for reuse in the Project No. 2 area. The motion was supported by Mr. Russell.

Motion carried unanimously.

(4) **Ottawa Bridge Location**—The Redevelopment Board concurred in the recommendation of the Planning Board regarding the Ottawa Street Bridge.

Mr. Griffin made a motion to recommend to City Council that all of Parcels 8 and 9 and part of Parcels 4, 6 and 7 of Block 245 should be reserved for street purposes and a possible extension of Ottawa Street. The motion was supported by Mrs. Hager.

Motion carried unanimously.

Mr. Burnett stated that the preliminary site plan could be available for Board review within a couple of weeks.

Mr. Rosa scheduled a Redevelopment Board meeting for Wednesday, May 8, 1968, 12:00 noon, for the purpose of reviewing the preliminary site plan for Project No. 2.

NEW BUSINESS

NEW BUSINESS—HEARING OF DELEGATIONS AND INDIVIDUALS

Mr. Frank Benedict of LCC stated that they were pleased with the plans and hoped that Project No. 2 would proceed according to schedule.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD

RICHARD L. ZIMMERMAN,
Secretary.

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Chairman Buhl stated he had not been able to find out anything about the overtime pay, and hoped information would be available very soon. He read the following letter to the Board:

May 27, 1968

City of Lansing Fire Board

120 East Shiawassee Street

Lansing, Michigan

Gentlemen:

It has been brought to the attention of this office an apparent misunderstanding in the information you have on file concerning the Theodore Davenport Jr. case.

In the City Council Proceedings of May 13, 1968 a letter sent by your Board to the Lansing Fire Fighters Local 421 states, "The Human Relations Committee of the City of Lansing, on May 11, 1967, as a result of their investigation, determined that the action imposed on Theodore Davenport by the City of Lansing Fire Department was not taken because of race, color, creed, national origin or ancestry. The Sub-Committee on Employment of the Human Relations Committee withdrew from any further involvement in the case." We wish this to be corrected in view that this report was given by the Employment Sub-Committee at which time the Committee of The Whole tabled the matter until further investigation could be made. Before this could be completed, Mr. Davenport withdrew his complaint from the Human Relations Committee.

Sincerely,

Human Relations Committee,

HUGO B. LUNDBERG, JR., Chairman.

To be made a part of the minutes, and a copy sent to the City Attorney.

By Commissioner Canady—

I move we adjourn.

Supported by Commissioner Hill.

Carried.

The Board adjourned at 8:40 P.M.

WILLIAM R. GREW, Secretary.

The next regular meeting date, first Thursday of the month, is July 4th. A canvas of the members of the Board directly after the June meeting indicated that July 3, 1968 is the most suitable substitute date. Chairman Buhl has changed the date of the next meeting to July 3, 1968.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, May 8, 1968

The meeting was called to order by Vice-Chairman Russell at 12:30 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Griffin, Hilley and Reynolds—6.

Absent: Messrs. Eschbach and Ramey—2.

Guests in attendance: Mr. Ben Schwendener, representative and owner of land in the proposed Project No. 2; Bruce King, Attorney for the Redevelopment Board; Ray Guernsey, Planning Director; James Spackman, Planning Department; Patrick Brunett, Vilican-Leman and Associates, Inc.; Arthur Richardson and Merle Peacock, Redevelopment Department.

Amendatory Grant Increase—A report was given by Mr. Peacock, Assistant Redevelopment Director, on the grant increase in the Amendatory to the Contract for Project No. 1, Mich. R-87.

On May 3, 1968 the Redevelopment Director received a telegram from HUD notifying him that an additional grant of $1,688,355 had been approved by the Department of Housing and Urban Development. This additional grant will provide ample funds to cover increased costs of

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carrying out Lansing's Urban Renewal Project No. 1, Mich. R-87.

Land Acquisition—Negotiations for land acquisition on the remaining parcels in Project No. 1 are in process. The Director requested postponement in action on condemnation proceedings at the City Council meeting, for one week, due to additional time required to obtain options on three of the parcels. The Redevelopment Director requested that the Redevelopment Board recommend to City Council authorization to purchase the Washington Grill, Eagle Restaurant and the Leonard Wholesale Distributing Company, and in doing so, stated that although the agreement to purchase has not been finalized, the necessary documents are in process and should be forwarded to the Director within the next two days.

Upon considerable discussion and assurance that the maximum acquisition price had been concurred in by the Department of Urban Development, Mr. Reynolds made the motion to recommend that City Council authorize to purchase the following three parcels of land in Project No. 1, Mich. R-87, at the maximum acquisition price concurred in by the Department of Housing and Urban Development of $347,900:

Parcel 7-13—Washington Grill

Parcels 5-6, 7, 8 and 9—Leonard Wholesale Distributing Company

These two parcels are to be acquired by court stipulation with the owners reserving their right to contest value at a later date.

Parcel 7-12—Eagle Restaurant

Total option at the approved acquisition price.

Project No. 2. Site Plan—As a representative of the Public Service Board, Mr. Russell reported that the Public Service Board is currently considering the Ottawa Street Bridge alignment and construction, with the intent of making a Public Service Board recommendation to City Council in the near future. Mr. Russell stated that he will keep the Redevelopment Board informed on the progress of the Ottawa Street Bridge. Mr. Zimmerman reported that he had met with Mr. Backus, Public Service Director, and had received a preliminary drawing of the Ottawa Street Bridge alignment, which he had forwarded to Mr. Patrick Brunett of Vilican-Leman and Associates.

Mr. Brunett of Vilican-Leman and Associates gave a presentation of the Site Plan for Project No. 2 as follows:

1. He used an **illustrative site plan** indicating the boundary change to Cedar Street on the east. He stated that the LCC plans had been taken from the design established by the LCC consultants, Johnson, Johnson and Roy, and that the Ottawa Street Bridge alignment was illustrated as per a previous drawing he had received from the Public Service Department. The land area south of Shiawassee Street to the proposed Ottawa Bridge location and west of Cedar Street was to be redeveloped for office, distribution center and service type uses. He commented that two parcels of land south of the proposed Ottawa Street Bridge could be used for commercial, or Park use as an alternative.

2. **Tentative parcel plan—**

Parcels "a" and "b"—The land area bounded on the west by Washington, on the north by Saginaw, on the east by Grand and on the south by Shiawassee—the land use being LCC.

Paccel "c" — Bounded on the west by Grand, on the north by Saginaw, on the east by the Grand River, on the south by Shiawassee—land use being City Park in connection with the river improvement.

Parcel "d"—Bounded on the west by the Grand River, on the north by Saginaw, on the east by the current location of the railroad tracks, on the south by Shiawassee—the land use being City Park in connection with river improvement.

Parcel "e"—Bounded on the west by the current location of the railroad tracks, on the north by Saginaw, on the east by Cedar, and on the south by Shiawassee—the land use being LCC expansion.

Parcel "f"—Bounded on the west by the Grand River, on the north by Shiawassee, on the east by the current location of the railroad tracks, on the south by the proposed Ottawa Street bridge location—the land use being City Park in connection with river improvement.

Parcels "g" "h" i"" and "j"—Four (4) parcels of land consisting of 180 foot of frontage each, on Cedar Street, and 350 foot of depth. These four parcels are bounded on the north by Shiawassee, on the east by Cedar, on the south by the proposed Ottawa Street bridge location and on the west by the current location of the railroad tracks —the land use as per previous Board recommendation on April 25, 1968; office, distribution center and services, such as, data processing, office equipment, printing establishment, lithographing and supplies.

Parcel "k"—This parcel is the proposed Ottawa Street alignment.

Parcels "l" and "m"—These two parcels are directly south, and adjacent to, the proposed Ottawa Street bridge alignment—the land use being the same as Parcels g, h, i and j, or Park use as an alternative.

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3. **Building Restrictions** — The type of buildings should be as previously designated; which are, LCC expansion, office, distribution center and services. They must follow the zoning ordinance of the City in regards to parking restrictions, in addition to the normal requirements. The building heights are flexible, depending upon type and locations however, it would be limited to 10 stories (or 100 feet in height) and should not exceed 40 per cent of lot coverage.

It was suggested that the developers of Parcels g, h, i, and j should be restricted to building at least 25 feet from the Cedar Street frontage.

Mrs. Hager ask whether or not Cedar Street would be a State highway in the future. Mr. Ancell, Public Service Department, stated that although Cedar Street is currently under State Highway operation, the State would be turning it over to the City some time in the future.

Mr. Hilley recommended that the Planning Board go over the Site Plans in coordination with the Planning Staff and present their comments at the next scheduled Redevelopment Board meeting.

Mr. Brunett emphasized the purpose of the preliminary presentation of the Site Plans; which is, to finalize the land uses and the sizes of the parcels for redevelopment so that they could be forwarded to the Reuse Appraiser for his recommendations and disposition values. Mr. Brunett stated that the building restrictions will need more review and discussion between the Planning Staff and himself. Mr. Zimmerman stated that he would like to have the Reuse Appraiser's valuations by June 15, 1968, if possible; therefore, it is important that the Board consider, and possibly approve, the parcel sizes and uses as recommended by Vilican-Leman, Planning Consultants.

Mr. Rosa made a motion to recommend Board approval for the Director to proceed with the parcel sizes for Project No. 2, as indicated on the Vilican-Leman preliminary Parcel Plan Map. The motion was supported by Mr. Griffin.

Motion carried unanimously.

Mr. Schwendender, Attorney, and representative of a group, who purchased Parcel 245-11, Project No. 2, Michigan. R-144, stated his purpose in attending the meeting was to explain his desire to redevelop his property in conformance with the requirements of the Urban Renewal Plans for Project No. 2; and in doing so, would like to have his property exempt from land acquisition. After considerable discussion, Mr. Rosa recommended that Mr. King, Attorney, Mr. Brunett, Vilican-Leman and Associates, and Mr. Zimmerman, Redevelopment Director, meet for the purpose of investigating and determining the possibility and feasibility of Mr. Schwendener's request and then reply to the Redevelopment Board at the next scheduled meeting on May 23, 1968.

The meeting adjourned at 2:25 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, May 23, 1968

The regularly scheduled meeting was called to order by Chairman Rosa at 12:25 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Griffin, Hilley and Reynolds—7.

Absent: Mr. Ramey—1.

Guests in Attendance: Ray Guernsey, Planning Director Bruce King, Attorney for Redevelopment Board; Lloyd Moles, The State Journal; Arthur Richardson and Merle Peacock, Redevelopment Department.

The minutes of April 25, and May 8, 1968 were not completed for review; therefore,

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approval was delayed until the next meeting.

Report of Committee

None.

Report of Officers

None.

Mr. Zimmerman reported that he had received a telegram from the Department of Housing and Urban Development on Monday, May 20, 1968, stating that in view of the recent decision by the Michigan Supreme Court involving an Urban Renewal Project in the City of Kalamazoo, Michigan, and pending further evaluation of the Supreme Court ruling, no land shall be acquired, no land shall be disposed of, and no contracts for project work shall be executed in project under loan and grant contract where the Urban Renewal Plan was adopted by resolution rather than by ordinance. This does not require default on any existing contract obligations. The Regional Office will consider requests for exceptions based on individual hardship situations. No further Federal financial assistance will be extended except in accordance with the forgoing.

The Director stated that since receiving the directive from HUD he had been communicating with various Redevelopment Officers and their Attorneys throughout the State and had also met with Mr. Arbanas, the legal advisor for the Department of Housing and Urban Development, for the purpose of discussing the situation and corrective action that could be taken.

During the last two days various communities have been working for new legislation as corrective action. The results being, an amendatory bill to Public Act No. 344 has been introduced and is now pending in the State Legislature. The bill passed the Senate this morning and is now awaiting action by the House of Representatives. If the bill is passed, it will validate previous action by resolutions adopted by local units of government for projects currently in the execution stage. The Director further stated that a review of the Supreme Court Ruling will be requested by various parties throughout the State.

Mr. Hilley requested that copies of the pending legislation be distributed to the Redevelopment Board in the near future.

a. **Progress Report on Proposals for Redevelopment—**

1. The Director reported that the proposals for redevelopment by Hubbard Associates and Leonard Wholesale Distributing Company have been submitted to the Department of Housing and Urban Development for approval. However, the Federal Agency is delaying action, pending the outcome of the above mentioned Supreme Court decision. Upon approval by HUD and a local Public Hearing for the sale of land, the transfer of title can be executed. The target date for construction is on/or before November 1, 1968.

2. The Director reported that the proposal submitted by Michigan State Dental Association is progressing satisfactorily. The Association's membership recently approved the proposal and the architectural plans are underway. Also Mr. Bruce King, Attorney for the Redevelopment Board, is currently working with their Attorney for the purpose of preparing the contract for the sale of land. Dr. Walkotten, Chairman of the Building Committee for the Michigan State Dental Association, informed Mr. Zimmerman that they anticipate construction will start in the Spring of 1969.

3. In regard to the LARC proposal, Mr. Park, Attorney for LARC, is proceeding with the revised contract for sale of land to be submitted to the Federal Agency. The contract for the sale of land will include a phased land disposition, in the following manner:

   Phase I—Corner of Michigan and Washington, involving the location of Tommy's Bar and Barker-Fowler Building.

   Phase II—Corner of Washington and Ottawa, involving the location of Broadway Lunch Building.

   Phase III—The easterly half of the total block, location of the Detroit Hotel.

   The other alternative, which is subject to acquisition of the remaining parcel in the total block, would be complete disposition of the total block.

4. No further action on the Mac's, Heath's and Eagle's Proposal.

5. The Director has received written concurrence on the disposition price of the High rise for the Elderly Proposal.

b. The concurrence has been received on the Amendatory Loan and Grant Application, Project No. 1, Mich. R-87, from the Federal Agency.

Mr. Peacock briefly reviewed the communication received from the Federal Agency and the tabulated submission which the Board received with their agenda. The total amount approved is $1,688,355.

The motion was made by Mr. Griffin that the Urban Redevelopment Board recommend that City Council give ap-

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proval for the Mayor and the City Clerk to execute the contract for the Amendatory Loan and Grant in the amount of $1,688,355. The motion was supported by Mrs. Hager. Motion carried unanimously.

c. (1) The Director requested that the Redevelopment Board recommend to City Council the vacating of the southerly 265 feet of the north-south alley which is located in the block bounded by Ionia Street, Washington Avenue, Shiawassee Street and Capitol Avenue. He further stated that the purpose of vacating the alley was to provide the land area required for the development of the Leonard Wholesale Distributing Company Proposal, along with the development of the total block.

The motion was made by Mr. Russell to recommend to City Council the vacating of the southerly 265 feet of the north-south alley located in the block bounded by the 300 block of North Washington Avenue, the 100 block of West Shiawassee Street, the 300 block of North Capitol Avenue and the 100 block of West Ionia Street.

c. (2) After a brief explanation of the necessity, the Director requested Board recommendation to City Council to establish a Clerk-Typist B position within the Redevelopment Department. The motion was made by Mrs. Hager, and supported by Mr. Eschbach. Motion carried unanimously.

Communications

A letter was read from Mr. H. Leon Snow, Executive Director of Michigan State Dental Association, confirming their intention of proceeding with their previously submitted proposal.

Unfinished Business

A meeting was held Wednesday, May 22, 1968, by Mr. Bruce King, Mr. Patrick Brunett and Mr. Richard Zimmerman as suggested by the Redevelopment Board, for the purpose of considering Mr. Ben Schwendener's request that his property located in the proposed Project No. 2 be exempt from land acquisition, as he is desirous of redeveloping this property in conformance with the Urban Renewal Plan. The Director stated that the opinion of the Committee was that Mr. Schwendener's property should remain in the acquisition status; however, a statement could be made within the Urban Renewal Plan such as was made in the Urban Renewal Plan for Project No. 1, which was,

"Properties presently designated for acquisition in the Urban Renewal Plan, and are not necessary for successful accomplishment of proposed Urban Renewal Plan or public improvements, will be removed from such designation if the owner presents specific plans, or program of action, satisfactory to the City of Lansing which indicates that the proposed use, construction or reconstruction is in conformance with the objectives of the Urban Renewal Plan and local codes, and the owners satisfactorily demonstrates the financial feasibility of the proposal and clearly indicates that such project property conform with the objectives of the Plan."

The motion was made by Mr. Eschbach that the Redevelopment Board concur in the report of the Committee. The motion was supported by Mr. Reynolds. Motion carried unanimously.

Mr. Zimmerman was directed to contact Mr. Schwendener pertaining to the Board recommendation.

New Business

The Chairman notified the Board that election of officers will be held at the next regularly scheduled meeting.

Hearing of Delegations and Individuals

None.

The meeting adjourned at 1:35 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, June 27, 1968

The meeting was called to order by Chairman Rosa at 7:40 P.M.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Griffin and Ramey—6.

Absent: Messrs. Hilley and Reynolds—2.

Guests in attendance: Marcel Elliott, Housing Director; Louis Adado, Councilman; Robert Smith, Architect, representing Mr. Heldmeyer of Heath's Jewelry Store; Bruce King, Attorney for Redevelopment Department; Merle Peacock Redevelopment Department; Lloyd Moles, State Journal.

A motion was made by Mr. Russell to approve the minutes of the April 25, 1968 meeting. Supported by Mrs. Hager.

Motion carried unanimously.

Mr. Rosa requested that the following correction should be made in the minutes of May 8, 1968:

On Page No. 2, Washington Grill property was designated as Parcel 7-13. It should have read Parcel 7-10. The original motion to recommend that City Council authorize the purchase of Parcels 7-10 and Parcels 5-6, 7, 8 and 9 was made by Mr. Reynolds, supported by Mrs. Hager.

Motion carried unanimously.

Mr. Ramey made the motion that these corrections should be made, supported by Mr. Russell.

Motion carried unanimously.

Mrs. Hager made the motion that the minutes of May 8th be approved with the corrections mentioned, supported by Mr. Ramey.

Motion carried unanimously.

Mr. Rosa requested that the following correction should be made in the minutes of the May 23, 1968 meeting.

On Page 3, a motion was made by Mr. Russell to recommend to City Council the vacating of the southerly 265 feet of the north-south alley, which is located in a block bounded by Ionia, Washington, Shiawassee and Capitol. The original motion was supported by Mr. Griffin.

Motion carried unanimously.

Mr. Eschbach made a motion that this correction should be made, supported by Mr. Ramey.

Motion carried unanimously.

Mr. Russell made the motion that the minutes of May 23rd be approved with the corrections mentioned, supported by Mrs. Hager.

Motion carried unanimously.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

A correction was made by Mr. Rosa regarding the election of officers. At the May 23rd meeting it was announced that election of officers would be at the June meeting. However, rules and regulations state that the election shall be held the first meeting in July of each year.

REPORT OF DIRECTOR

A. Progress Report on Proposals for Redevelopment—

1. Michigan Bell—The contract has been awarded and also the building permit issued. The Director has met with the prime contractor and the subcontractors, as required by the Equal Employment Op-

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portunity Department of Housing and Urban Development. The construction is being delayed due to the current strike by the construction workers.

2. Hubbard and Leonard proposals have been submitted to the Federal Agency and the Director has a verbal approval. There will be minor revisions pertaining to the date of transfer of title, due to the extended time element. A letter of concurrence should be forthcoming. Next there will be a public hearing scheduled. The tentative construction date on both parcels is October 1968.

3. Michigan State Dental Association proposal—The respective attorneys are drafting the contract for sale of land. There is no financing problem. The tentative construction date is Fall 1968 or Spring 1969.

4. Capital Advertising—Financing appears to be the problem. The Director has recommended to them that it would be advisable to proceed with the proposal and work out the problem as they go along.

5. LARC—The Director has received the revised proposal recently and they will be proceeding with all three phases of the proposal—the commercial center, the office building and the motor hotel. Financing is obtainable. The respective attorneys are working on the contract for finalization. HUD concurrence will be requested. The developer is desirous of starting construction in the Fall. There is a minor problem concerning the architectural concept; therefore, a meeting has been scheduled with Johnson, Johnson and Roy, Architect for the Redevelopment Board; Daverman and Associates, Architect for LARC; Patrick Callihan, representative for LARC and Al Hayes, Traffic Department, City Hall; on July 10, 1968 for the purpose of resolving the matter.

6. New Proposal—The Director received a new proposal of development for Parcel 12A and 13, at $1.00 per square foot. This is far below the minimum disposition price of $4.00 per square foot concurred in by HUD. The prospective developer is the Michigan Society of Professional Engineers Associates. The consensus of the Board was that the Director should send a letter to the prospective developer rescinding their offer, since only qualified proposals can be accepted which meet the $4.00 per square foot minimum.

7. Mac's, Heath's and Eagle's—The Director reported on the events leading up to the present time. The Devolopers of the Mac's, Heath's and Eagle's proposal were invited to the Board meeting for the purpose of discussing their problems. The owners of the Eagle Restaurant stated that they are trying to obtain a loan from the SBA, and at the present time funds are questionable. Financing and construction cost have caused their delay. Mr. Robert Smith, Architect, represented Mr. Heldmeyer of Heath's Jewelry Store. He reported that Mr. Heldmeyer has the necessary financing and that he is ready to proceed with the proposal. If necessary, he will submit a proposal individually. Mr. Griffin requested a report on the status of the acquisition status on Parcel 7-7, known as Heath's Jewelry Store. Mr. Zimmerman stated that Mr. Heldmeyer has received a written good-faith offer for the purchase of his property and further stated that on several occasions we have discussed the acquisition status with Mr. Sinas, Attorney for Mr. Heldmeyer. Mr. Heldmeyer related that he had not proceeded because he was waiting for a report on the value of his irremovable fixtures. The Director informed the Board that there is some misunderstanding; however, Mr. Heldmeyer will be contacted personally Friday, June 28, 1968, for the purpose of clarifying this matter. Mr. Smith inquired whether Mr. LaMacchia was willing to proceed with the proposal. Mr. Zimmerman stated that he had met with Mr. Sinas, Attorney for all parties concerned, and discussed the matter. Mr. Sinas informed the Director that Mr. LaMacchia has the same concern as that of the Eagle Restaurant, which is financing. Mr. King and Mr. Zimmerman discussed the proposal at length with the owners of the Eagle Restaurant and their Attorney and informed them that a decision must be made within 60 days. If this is not done, the Board will take action. The results will probably be that the Board may take action rescinding their previous approval of the proposal.

After considerable discussion and consideration the following recommendation was made:

Mr. Ramey made a motion to extend the time element of the Mac's Heath's and Eagle's proposal to September 15, 1968 and directed Mr. Zimmerman to be prepared to submit to the Board, at their regularly scheduled meeting in September, specific recommendations to proceed with the proposal or rescind the offer and open the parcel for bids from other developers. The motion was supported by Mr. Eschbach.

Motion carried unanimously.

The Board further directed Mr. Zimmerman to give written notification to all parties concerned with the proposal, known as Mac's, Heath's and Eagle's, advising them of the Board's recommendation.

B. Progress Report on Land Acquisition—The Director requested Board recommendation for acquisition of Parcel 7-9, known as Bazley's Market, to City Council as concurred in by HUD.

Mr. Russell made a motion that the Redevelopment Board make a recommendation to City Council to authorize the purchase of Parcel 7-9 for the acquisition price concurred in by the Department of Housing and Urban Development of $22,000 and irremovable fixtures at $3,580. The motion was supported by Mr. Griffin.

Motion carried unanimously.

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Mr. Zimmerman reported on the current status of land acquisition as 98 acquired, 9 to be acquired to make the total of 107 parcels for Project No. 1, Mich. R-87.

C. Progress Report on Survey and Planning for Project No. 2—Mr. Rosa called atention to the fact that previously the target date for Survey and Planning finalization was August 1, 1968, and has been extended to September 1, 1968.

Mr. Zimmerman reported that there have been three meetings with the various utility firms and department directors from the City of Lansing connected with project improvements in the proposed Project No. 2 for the purpose of coordinating data and submitting cost estimates. The finalization meeting was June 19, 1968—for the purpose of submitting the material to the Planning Consultant, Vilican-Leman and Associates. On July 23, 1968 a planning conference is scheduled at the Redevelopment Department Office with the Planning Consultant and a representative of the Planning Section of the Department of Housing and Urban Development.

Mr. Echbach stated that he would like to go on record as expressing his opposition toward the moving of the City Market, and further requested that his comments be printed in the minutes, as follows:

Regarding the City Market; Its Relocation, Its Elimination, or Its Retention.

I have great respect for the members of both the Planning and the Redevelopment Boards, and the highest regard for both directors, Mr. Guernsey and Mr. Zimmerman. However, in respect to the City Market, I would like to consider it from perhaps a different viewpoint, because I am afraid that the City may lose a very worthwhile asset, an asset that we can ill afford to lose.

A few of the considerations to evaluate—

1. We have an excellent, well located market which affords a livelihood to scores of small dealers and farmers.
2. Many small grocery stores use it as a source of fresh vegetables, an especially perishable item.
3. It has excellent accessibility, with adequate space and parking facilities.
4. It is heavily patronized by thousands.
5. If the principal reason for relocating it, is to add to the City's tax base, this is merely shifting the problem to another area.
6. The increase in construction costs has been so great that replacement of the present facilities would cost a terrific amount of money, certainly in six big figures, especially when the land costs are included, a waste of money difficult to justify to any taxpayer, large, or small.
7. Since Project No. 2 is still in its early stages, a reconsideration of the proposed land use would not present an insuperable obstacle to either the City or the Federal authorities.

Mr. Rosa noted that the Redevelopment Board took action after the Planning Board had made their recommendation for the relocation of the City Market.

D. Progress Report on Public Housing Site—Mr. Marcel Elliott, Housing Director, distributed a written report on the Public Housing in the City of Lansing, then elaborated upon each item. General discussion followed.

Mr. Rosa expressed appreciation, for the Redevelopment Board, to Mr. Elliott and commended him for the progress. Mr. Ramey also added that Mr. Elliott's work was commendable.

COMMUNICATION

A letter was read from Mr. L. A. Davidson—a citizen expressing his opinion that the City Market should be retained.

UNFINISHED BUSINESS

Mr. Zimmerman reported on the action taken by the Supreme Court in May involving an Urban Renewal Project in the City of Kalamazoo which resulted in stop action on Urban Renweal. The new legislation, an amendatory bill to Public Act 344, House Bill 3202 was signed by the Governor on June 22, 1968 and on Monday, June 24, 1968, two certified copies were mailed to Mr. Francis Sperry, Deputy Regional Counsel, Department of Housing and Urban Development. It will be reviewed and appropriate action taken as soon as possible.

Mr. King explained House Bill 3202. It will add to the responsibility of the Redevelopment Director. The primary result will be that a Citizens Committee shall be appointed in an Advisory Capacity to guarantee citizen participation thoughout the Project. Mr. King stated that he will need some time to study the bill and probably will request the assistance of the Attorney General for clarification purposes.

NEW BUSINESS

Mr. Ramey requested clarification as to why the boundaries for Project No. 3 could, or could not, be extended south to Mt. Hope Avenue, between Cedar and South Washington. Mr. Zimmerman explained that the analysis of the area indicated that the building conditions south of Isbell Street do not warrant being in-

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cluded in the Project and further stated that it would be desirable that this area be considered for rehabilitation under the Model Cities Program. Mr. Ramey requested that the Planning Board be included in the preliminary planning.

Mr. Rosa expressed appreciation to Mr. Adado, Councilman for attending the meeting.

HEARING OF DELEGATIONS AND INDIVIDUALS

The meeting adjourned at 10:25 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

Proceedings, June 13, 1968

Meeting called to order at 7:34 P.M. by Vice-Chairman Wendell McComb.

Present: McComb, Wendrow, Houck, Kelley, Jones, Rendon—6.

Absent: Keep—1.

Excused: Gaus—1.

No. 1669

Mr. Bofysil arrived late on behalf of his appeal to erect a dwelling to within 25 ft. of the front property line on Durwell Street which will reduce the required front yard from 40 ft., a reduction of 15 ft. upon the premises located on the Southwest corner of Haag and Durwell Streets. This is contrary to Section 36-44 (4) of the Zoning Ordinance in the following particulars.

Section 36-44 of the Zoning Ordinance requires that there be a front yard of 40 ft. so established by 40% of the developed frontage on Durwell Street.

Motion by Jones, supported by Wendrow to grant this appeal under Section 36-12 (6) of the Zoning Ordinance.

The Board found that based on testimony and evidence that due to past development in the vicinity strict application of the Code imposes an unusual practical difficulty, when attempting to develop this lot. The Board believes the variation is in keeping with the general intent of the Zoning Code, and will not seriously affect any adjoining property or the general welfare.

Motion carried the following vote:

Yeas: Six.

Nays: None.

No. 1670

Mr. Bofysil came in late on behalf of his appeal to erect a dwelling to within 25 ft. of the front property line on Durwell St. which will reduce the required front yard from 30 ft. A reduction of 5 ft. upon the premises known as the Northwest corner of Haag and Durwell. This is contrary to Section 36-44 (4) of the Zoning Code.

Section 36-44 (4) requires a front yard of 30 ft. so established by 40% of the developed frontage on Durwell St.

Motion by Jones, supported by Wendrow to grant this appeal under Section 36-12 (6) of the Zoning Code.

The Board found that based on testimony and evidence that; due to past development in the vicinity strict application of the Code impose an unusual practical difficulty, when attempting to develop this lot. The Board believes the variation is in keeping with the general intent, and will not seriously affect any of the adjoining property or the general welfare.

Motion carried by the following vote:

Yeas: Six.

Nays: None.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, July 25, 1968

The meeting was called to order by Chairman Rosa at 7:35 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Griffin, Hilley and Reynolds—6.

Absent: Messrs. Russell and Ramey—2.

Guests in attendance: Ronald Cowan, Relocation Officer; Curt Hanes, The State Journal; Ray Guernsey, Planning Director; and Tom Kubanek, Planning Department.

ELECTION OF OFFICERS

The officers for the next one-year term were elected.

Mr. Reynolds nominated Mr. Clarence Rosa for Chairman of the Redevelopment Board, supported by Mrs. Hager. As there were no other nominations cast, Mr. Reynolds made the motion that the nominations be closed, supported by Mr. Griffin. The motion carried unanimously.

An unanimous ballot for Mr. Clarence Rosa as Chairman of the Redevelopment Board was then cast.

Mr. Hilley nominated Mr. Duane Russell for Vice Chairman of the Redevelopment Board, supported by Mr. Griffin. As there were no other nominations cast, Mr. Reynolds made the motion that the nominations be closed, supported by Mr. Hilley. The motion carried unaimously.

An unanimous ballot for Mr. Duane Russell as Vice Chairman of the Redevelopment Board was then cast.

A motion was made by Mrs. Hager to approve the minutes of June 27, 1968, supported by Mr. Griffin. The motion carried unanimously.

An excused absence from the June 27, 1968 meeting was granted to Mr. Hilley, as he requested.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

Requirements of Act 189, Public Acts of 1968 which amends Act 344, Public Acts of 1945, effective June 22, 1968. (Added to the agenda due to the events of the last few days)

On June 22, 1968 the amendatory bill to Public Act 344, House Bill 3202, was signed by the Governor. The Director stated that he had submitted copies of the Bill to the Regional Office of the Department of Housing and Urban Development for their interpretation by their legal division. The Director stated that he had received a letter from HUD on July 11, 1968, which stated HUD's interpretation of the Bill and the necessary requirements to comply with the new Act. The Federal review was then submitted to Bruce King for his legal opinion of HUD's requirements. The Director also briefly reported on a meeting of the Great Lakes Chapter of NAHRO, which he attended Thursday,

July 25, 1968, accompanied by Ed Brown, Assistant Planning Director and Terrence Clem, Assistant City Attorney. The meeting was also attended by various consulting firm's representatives from throughout the State, together with Urban Renewal Directors, Urban Renewal Attorneys, Bonding Attorneys and a legal advisor from the Regional Office of HUD. The meeting was called by NAHRO for the purpose of discussing the various aspects of the requirements set forth by HUD and the difficulties in meeting the requirements. The basic requirements are:

A. District Area Boundaries

1. District Area Boundaries to be established.

2. Notice of Public Hearing.

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a. Publication of Notice in newspaper of general circulation in the development area, not less than 20 or more than 30 days prior to date of public hearing.

b. Notice malied to each land owner in the development area and surrounding territory affected.

c. Certified copy of the minutes of the Public Hearing.

3. A certified copy of the ordinance of the local governing body designating the District Area.

4. Opinion of LPA Counsel based on the above documentation as to form and manner.

B. **Method of Selection, Citizens' District Council**

1. Notice of Public Hearing.

a. Copy of Public Hearing distributed at least twenty (20) days prior to date of Public Hearing to occupants or residents of each dwelling or commercial establishment.

b. A certified copy of minutes of Public Hearings.

2. Determine method of selection of District Council.

a. Certified copy of the ordinance by which the local legislative body approved the method of selection (by election or appointment).

b. List of names and addresses of the Citizens' District Council.

3. Opinion of LPA Counsel based on the above documentation as to form and manner.

Compliance of these requirements must be within ninety (90) days of the effective date of Act 189 (which was June 22, 1968).

It was the opinion of the Board that it would be more feasible to establish boundaries for Projects No. 1 and 2 as one district and the proposed Project No. 3 as another district, after the application has been submitted. If two or more districts are established, a corrdination committee must be formed consisting of four (4) members of the Citizens' District Council from each District.

In order to give some time to study the situation, Mr. Hilley requested that copies of Bruce King's legal opinion should be distributed to the Redevelopment Board members the following day, Friday, July 26th, and a meeting was scheduled for Wednesday, July 31, 1968, 12:00 noon, for the purpose of making Board recommendation to City Council regarding District Area Boundaries and dates of the Public Hearings.

a. Mr. Zimmerman requested Board approval for a member of his staff and himself to attend "NAHRO'S 1968 Workshop in Community Development" in Minneapolis, Minnesota, September 25-27, 1968. Mr. Griffin made the motion for approval, supported by Mr. Reynolds.

The motion carried unanimously.

Since it is important for the Director to attend this Workshop, the members of the Board recommended that the regularly scheduled September meeting should be changed from the fourth Thursday of September to the fourth Tuesday, September 24, 1968. The changing of this date was agreeable to all Board members.

b. The Director stated that the mid-planning conference for Project No. 2 was held Tuesday, July 23, 1968, as scheduled, and attended by Mr. Al West and Mr. Horawetz, representatives of HUD and Mr. Patrick Brunett and Mr. Lee Jolgren, Planning Consultants of Vilican-Leman.

c. Mr. Zimmerman gave a brief resume of the development parcels in Project No. 1, as follows:

Leonard Wholesale Distributing Company and **Hubbard Associates** are each progressing according to plan. The respective Public Hearings are scheduled for August 12, 1968. They are desirous of starting construction as soon as possible, which should be in/or about October of 1968.

Demolition No. 9 has been approved and the contracts will be signed Friday, July 26, 1968. The area must be cleared within sixty (60) days and the area will not be filled in, as Leonard's will be ready to proceed with construction.

Michigan Bell Telephone Company was delayed due to the construction workers' strike. These have been settled, except operating engineers. It is anticipated that this will be resolved soon. They have started to have material delivered.

Michigan State Dental Association—They have submitted their revised drawings and the attorneys are preparing the contract for sale of land. There are still some minor revisions to be made in the architectural design. They expect to start construction in late Fall or early Spring.

LARC—The revised proposal has been submitted to HUD and the Federal officials have indicated verbal approval. Mr. King has started condemnation proceedings on the three remaining parcels in the First Block. The contract with LARC calls for land disposition transfer of title by December 1, 1968.

Disposition Parcel No. 6—The Michigan State Employees Association is interested in submitting a proposal, and had drawings prepared which have been reviewed by the

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Redevelopment Board Consultants, Johnson, Johnson and Roy. The Consultants' opinion, which was read to the Board, is that prior to the discussion about the design character, a very basic issue will need to be clarified—this basic issue has to do with the on-site parking. As you know, on-site parking is being provided for several of the parcels; however, it is being accomplished underground through combinations of the grade differential of Washington Avenue and Grand Avenue. In none of the approved concepts have parking needs usurped first floor frontage to Washington Avenue. Johnson, Johnson and Roy feels that this is very critical in maintaining a dynamic pedestrian oriented mall. It is, therefore, their recommendation that no proposal be permitted to utilize Washington Avenue frontage for other than pedestrian oriented activities. Johnson, Johnson and Roy requested direction from the Redevelopment Board. After considerable discussion, the consensus of the Board was to abide by Johnson, Johnson and Roy's opinion which recommends that "no proposal be permitted to utilize Washington Avenue frontage for other than pedestrian oriented activities."

Disposition Parcel 12A-13—At the last scheduled meeting a proposal was received from the Michigan Professional Engineers Association which was returned, as it is not a qualified proposal. The reason being that it was less than the minimum fair market value for the land. Since that time, they have submitted another proposal which has been reviewed by the Redevelopment Board Consultants, Johnson, Johnson and Roy and the Attorney for the Board, Bruce King. It has not met all of the architectural requirements, nor the legal qualifications have not been completely listed.

Mr. Reynolds made the motion to return the Developer's proposal for clarification, and also directed Mr. Zimmerman to advise the Developers of the First Block, who have previously indicated they are planning a proposal on this parcel that another developer is in the process of submitting a proposal. Supported by Mr. Eschbach. The motion carried unanimously.

d. Mr. Ronald Cowan, Relocation Officer,

elaborated on his written report (submitted with agenda) concerning the activities of the Relocation Office. He explained that they assist in rehabilitation by locating and contributing furniture, advising and giving direction in their personal needs, as well as locating available housing. Some of the people which were relocated from the I-496 highway corridor into the Capitol Complex area temporarily, find they will be moved from that area at an earlier date than anticipated—this also included the Relocation Office at 306 S. Pine Street. For assistance with available housing listings, Mr. Hilley suggested that Mr. Cowan again contact the Lansing Board of Realtors. Mr. Zimmerman expressed appreciation for the work by Mr. Cowan and his staff.

Mr. Hilley made the motion that the Redevelopment Board should send a letter of appreciation to the Mayor for his efforts in retaining White Motors in Lansing, up to this time. The motion was supported by Mr. Griffin; motion carried unanimously.

Mr. Zimmerman introduced Mr. Tom Kubanek who has been hired to work in conjuction with the Planning Department and the Redevelopment Department.

COMMUNICATION

Referrence was made to the memo submitted with the agenda from Mr. Ray Guernsey, Planning Director, regarding the study of the City Market.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 10:40 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, July 31, 1968

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Griffin, Hilley, Ramey and Reynolds—7.

Absent: Mr. Russell—1.

Guests in attendance: Kenneth Black, Redevelopment Committee Representative of Planning Board; Ray Guernsey, Planning Director; Tom Kubanek, Planner; Bruce King, Attorney for Redevelopment Board; Curt Hanes, The State Journal.

The meeting was called to order by Chairman Rosa at 12:20 p.m.

The purpose of the meeting was:

1. To recommend to City Council District Boundaries for Urban Renewal, City of Lansing, as required; resulting from Public Act 189, an amendment to Act 344 of Public Act of 1945.

2. To authorize the Director to proceed with the required Public Hearings in order to comply with the law.

Mr. Zimmerman explained the tentative District Boundary Maps, which were prepared at the recommendation of the Board at the July 25th meeting. As specified.

1. Projects No. 1 and 2 as District No. 1.

2. Proposed Project No. 3 as District No. 2.

The District Boundaries were recommended by extending the lines to the area around the project boundaries which relates to and is affected by the projects.

After considerable discussion and a consensus by the Board on the revisions of the prelinary boundaries, Mr. Ramey made the motion to recommend that the boundaries for District No. 1 be recommended to City Council for establishement; supported by Mr. Griffin.

The motion carried unanimously.

RECOMMENDED PERIMETER BOUNDARY FOR DISTRICT AREA NO. 1

District Area No. 1 for Urban Renewal Projects 1 and 2 is generally described as: Starting at the intersection of Seymour Street and Oakland Avenue, proceed east along the south side of Oakland Avenue to Larch Street, then south along the west side of Larch Street to Saginaw Street, then east along the south side of Saginaw Street to the "C" & "O" New York Central Railroad Right-of-Way, then south along the west side of the Right-of-Way line to the alley parallel and adjacent to Michigan Avenue a part of Cunnards Subdivision, then west along the north side of this alley through Cunnards, and Ranney's Subdivision to Jay Street, continuing west along the north side of Jay Street through the John Clear property to Mill Street, then southeasterly along the west side of Mill Street to Kalamazoo Street, then west along the north side of Kalamazoo Street to South Capitol Avenue then north along the east side of South Capitol Avenue to Ottawa Sreet, then west along the north side of Ottawa Street to Chestnut Street, then north along the east side of Chestnut Street to Saginaw Street, then east along the south side of Saginaw Street to Seymour Street, then north along the east side of Seymour Street to Oakland Avenue the point of beginning.

The Director explained the tentative District No. 2 boundary map and explained the reasons for the boundary lines being established. After considerable discussion, it was decided that the boundary lines should be on the west side of the Grand River and on the north side of the Red Cedar River. The purpose being to enhance the river area, with the intention of promoting voluntary participation from Oldsmobile and the Board of Water and Light.

Mr. Rosa sugested another revision which included the block in the Maplewood-Norman Street area. The revisions, as recommended by the Board, were made on the preliminary map.

Mr. Hilley made the motion to recommend to City Council the boundaries for District No. 2; supported by Mr. Griffin.

The motion carried unanimously.

RECOMMENDED PERIMETER BOUNDARY FOR DISTRICT AREA NO. 2

District Area No. 2 for Urban Renewal Project 3 is generally described as: Start-

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ing at the intersection of Elm Street and Beech Street, proceed south along the west side of Beech Street to Grand Trunk Railroad Righ-of-Way, then east along the south side of the Right-of-Way to the New York Central Railroad Right-of-Way, then southeasterly along the west side of the Right-of-Way to the southern boundary of the John Bean property, then westerly along the property line to Linval Street, then south along the west side of Linval Street to Isbell Street, then west along the north side of Isbell Street to Ray Street, then south along the west side of Ray street to Norman Street, then west on the north side of Norman Street to Maplewood Avenue, then south along the west side of Maplewood Avenue to Mt. Hope Avenue, then west along the north side of Mt. Hope Avenue to Coleman Avenue, then north along the east side of Coleman Avenue to Moores River Drive, then west along the north side of Moores River Drive to the east property line of Moores Park, then northeasterly along the park property line to the north side of the Grand River, then northeasterly along the bank of the Grand River to Elm Street, then east along the south side of Elm Street to Beech Street the point of beginning.

Mr. Ramey made the motion to recommend to the City Council that the Director be authorized to proceed with the necessary requirements for the City of Lansing to comply with the Public Act 189, as amended to Act 344, Public Act of 1945; supported by Mr. Hilley.

The motion carried unanimously.

The Director listed the dates and procedure for complying with the law to meet the requirements for Public Act 189.

District No. 1—Projects No. 1 and 2

September 3, 1968—Public Hearing on District Boundaries;

September 9, 1968—Adopt Ordinance on District Boundaries;

September 16, 1968—Public Hearing on method of selection of Citizens' District Council;

September 23, 1968—Adopt Ordinance on method of selection of Citizens' District Council.

District No. 2—Project No. 3

September 9, 1968—Public Hearing on District Boundaries;

September 16, 1968—Adopt Ordinance on District Boundaries;

September 23, 1968—Public Hearing on method of selection of Citizens' District Council;

September 30, 1968—Adopt Ordinance on method of selection of Citizens' District Council.

It was requested that all Board members should be notified of the results of the Public Hearings. Also revised boundary maps were to be mailed to the Board members.

The Director reviewed the status of Project No. 2—Ray Guernsey, Planning Director and David Froh, Program Coordinator and the Director met with officials of the Lansing Community College on July 31st, just prior to this meeting and it was resolved that the Director should proceed with a request for an increase in Federal Grant Reservations for Project No. 2, Mich. R-144.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, August 22, 1968

The meeting was called to order by Vice Chairman Russell at 7:35 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Russell, Eschbach, Griffin, Ramey and Reynolds—6.

Absent: Messrs. Rosa and Hilley—2.

Guests in Attendance: Tom Kubanek, Urban Redevelopment Planner; Merle Peacock and Arthur Richardson, Redevelopment Department; Lloyd Moles, The State Journal.

The Director requested that an addition to the minutes of the meeting held July 25, 1968 should be made on Page 2, Section "A" to read as follows: "Notices will be distributed throughout the area from door to door."

Mr. Eschbach made a motion that the addition should be made. The motion was supported by Mr. Ramey; motion carried unanimously.

The motion was made by Mr. Ramey to approve the minutes of the meeting held July 25th, subject to making the addition on Page 2, Section "A", and to approve the minutes of the meeting held July 31, 1968. Supported by Mr. Griffin. Motion carried unanimously.

Report of Committee

None.

Report of Officers

None.

Report of Director

a. **Washington Grill, Parcel 7-10**—Mr. King and Mr. Zimmerman met with the owners of Washington Grill just prior to the Court Hearing and arrangements were made for acquisition, with a court stipulation reserving their right to contest value at a later date. Title will transfer to City of Lansing, October 1, 1968.

Broadway Lunch, Parcel 10-4—Throughout all previous negotiations the owner had been advised to have an attorney represent her, which she had not done. At the time of the Court Hearing she defaulted; therefore, a Court Order was signed to transfer title October 1, 1968 with the stipulation to reserve the right to contest value at a later date. The Director requested Board approval to recommend acquisition to City Council for Parcels 7-10 and 10-4.

Mr. Griffin made the motion that the Redevelopment Board recommend to City Council that they approve acquisition of Parcel 7-10, Project No. 1, Mich. R-87 and authorize payment, at the approved price by the Department of Housing and Urban Development, to the Escrow Account of Michigan Title Company in the amount of $33,900 and irremovable fixtures in an amount not to exceed $13,706.—Transfer of title October 1, 1968 with Court Stipulation that property owners reserve the right to contest value at a later date.—Further, the Board recommended to City Council that they approve acquisition of Parcel 10-4, Project No. 1, Mich. R-87 and authorize payment, at the approved price by the Department of Housing and Urban Development, to the property owner in the amount of $39,500 and irremovable fixtures in an amount not to exceed $4,371.—Transfer of title October 1, 1968 with the Court Stipulation that the property owner reserves the right to contest value at a later date. (In addition it was requested that City Council be made thoroughly knowledgeable of the circumstances involved, concerning Parcel 10-4). Motion supported by Mr. Ramey.

Motion carried unanimously.

The Director reported on the progress of Project No. 1, Mich. R-87—

Total properties acquired—100

Properties remaining—7—(5 of these are under Court Hearings in accordance with Act 295, Public Acts of 1966, as amended) Tommy's Bar, Kewpee's, Detroit Hotel Heath's and Wery's.

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The McDonald Property—Condemnation action has been filed against this property.

Tussing Property—Acquisition has been delayed; HUD requested an updated appraisal prior to approval. This concurrence was received Friday, August 16, 1968. Since that time the Director has met with the Tussing Building Corporation for the purpose of making an offer to purchase. Due to a multiple ownership, the next step will be to meet with the landowners for the purpose of making an offer to purchase, which will be done in the near future.

b. **Progess Report on Redevelopment Proposals.**

Mac's, Heath's and Eagle's Proposal—The Director stated that he had notified the Developer by letter on July 2, 1968 of the Board's concern as to the lack of progress on the proposal and the possibility of Board action rescinding their proposal. He further stated that since notifying the developers no significant action has been taken concerning the proposal—the letter of notification, dated July 2, 1968, was read to the Board. It was the consensus of the Board that one or two of the Board members meet with the various individuals concerned, on an unofficial basis, for the purpose of offering their assistance to the developers.

Michigan Bell—Mr. Russell and Mr. Zimmerman attended the groundbreaking ceremony on Tuesday, August 20, 1968.

Leonard Wholesale Distributing Company—The Public Hearing was held August 12, 1968. The contract for sale of land has been signed by the officers of Leonard Wholesale Distributing Company, the Mayor and City Clerk. Transfer of title is scheduled on/or before November 1, 1968. They will start construction as soon as possible.

Hubbard Associates—The Public Hearing was held August 12, 1968. Due to vacationing, the officers of the firm are unavailable for approximately two weeks; therefore, the signing of the contract has been delayed. Transfer of title will be completed on/or before November 1, 1968.

Michigan State Dental Association — A meeting was held August 16, 1968 for the purpose of resolving architectural drawing problems relating to the Parking Ramp and Service Drive. The meeting was attended by Mr. Ralph Bergsma, Johnson, Johnson and Roy; Mr. Ronald Dlugos, Parking Ramp Consultant, E. A. Barton and Associates; Mr. Leon Snow, Michigan Dental Association; Mr. Russell Pullen, Daverman Associates, Architect for Michigan State Dental Association; City of Lansing—Mr. Richard Zimmerman, Redevelopment Director; Mr. Allen Hayes, Traffic Director; Mr. William Ancell, Public Service Department; Mr. David Froh, Program Coordinator; and Mr. Tom Kubanek, Urban Redevelopment Planner.

Mr. King, Attorney for the Redevelopment Department, has received the contract and he is working with Mr. Butler, Attorney for the Dental Association. This should be ready for submission to the Federal Agency in approximately two weeks. Transfer of title should be approximately February or March 1969.

LARC—The Federal Agency approval has been received; however, it is necessary to make several minor revisions in the contract. These corrections will be submitted to Mr. King, Attorney for Redevelopment Department, so that he can make the proper revisions, working with Mr. James Park, Attorney for LARC. The notice for a Public Hearing will be submitted to City Council and scheduled for September 30, 1968. The date for disposition of land is on/or before December 1, 1968. A letter has been written to Mr. Callihan, representative of LARC and their attorney, Mr. Park, emphasizing the necessity for them to submit construction plans as these plans must be submitted and approved so that the City will be in a position to transfer title by December 1, 1968.

c. **Report of Application for Project No. 3**

The application for Project No. 3 is ready for submission to the Federal Agency. A meeting has been scheduled for Thursday, August 29, 1968, for the purpose of obtaining endorsement of the CRP Citizen's Advisory Commitee. This is a new requirement, otherwise it would have been scheduled at an earlier date. The Consultants have prepared the application using the boundary lines originally presented to the Board.

Mr. Ramey made a motion to recommend to City Council that the Redevelopment Director be authorized to file an application for surveys and plans for Project No. 3, Urban Renewal Project, City of Lansing. Supported by Mr. Reynolds.

Motion carried unanimously.

d. The Director reported on the progress of the requirements necessary to comply with Public Act 189. Mr. Russell suggested that a schedule be worked out whereby one member, or more, shall represent the Board in attendance at each Public Hearing. Mr. Zimmerman stated that the notices, as previously submitted to the public, were worded so that they legally comply with the law; however, an additional explanatory narrative statement and a map will be prepared and distributed at the scheduled Public Hearings.

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COMMUNICATIONS

A letter dated August 14, 1968 from Johnson, Johnson and Roy concerning the Michigan State Dental Association was read to the Board Members. The Consultants stated that the Dental Association proposal has met with the criteria established for development within the area as to architectural compatibility, and recommended that the Board accept their submission and proceed with the next phase for development.

A letter was also read from Johnson, Johnson and Roy dated August 13, 1968 concerning the bridge extension to the Parking Ramp in the First Block Development. The Consultants stated that the LARC proposal meets with their approval and suggested that the Board accept the proposal as to architectural compatibility, as it meets all requirements. Mr. Griffin requested a report on Air Rights, when available, as they pertain to the LARC Development.

Mr. Eschbach made a motion to accept the recommendations of the architectural consultants, Johnson, Johnson and Roy approving modifications of the proposals which pertain to the Lansing Area Redevelopment Company and the Michigan Dental Association. The letters are dated August 13 and 14, 1968 respectively. Supported by Mr. Griffin.

Motion carried unanimously.

Unfinished Business

None.

New Business

None.

Hearing of Delegations and Individuals

None.

Adjournment

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

RICHARD L. ZIMMERMAN, Secretary.

OFFICIAL PROCEEDINGS OF THE BOARD OF ELECTRICAL EXAMINERS OF THE CITY OF LANSING

Proceedings, September 24, 1968

Members present: E. J. Baker, Dean Battley, Howard Lutz, Carl Moore and Keith Norris—5.

Inspectors present: Donald E. Deal, Dale Hoover and Ray Dwyer—3.

Meeting called to order at 7:00 P.M. by Chairman Norris.

Minutes of the last meeting were read and approved as printed.

Ronald Downing was approved to write the class Journeyman's examination.

Gary Kowatch was approved to write the "Master Journeyman's" examination.

Examinations were started in separate room, under the supervision of Mr. Hoover.

Charles Yeoman of Lansing General Hospital applied for class "IMJ" license and was examined by the Board.

A motion was made by Mr. Battley that the license be granted, seconded by Mr. Lutz and passed.

Norman Malone of Sparrow Hospital applied for class "IMJ" license and was examined by the Board.

A motion was made by Mr. Moore that the license be granted, seconded by Mr. Baker and passed.

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gress of America held at the Civic Center was a success and resulted in national TV coverage of the final match. This was shown on October 6 following the Lions football game.

3. Operating statement, budget balance sheet and building rental report for September presented.

H. Announcements:

1. Next meeting to be November 19, 1968.

I. Meeting adjourned at 9:00 p.m.

DORTHA R. MEYERS,
Recording Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 24, 1968

The meeting was called to order by Chairman Rosa at 7:40 p.m.

ROLL CALL

Present: Messrs. Rosa, Russell, Eschbach, Griffin, Hilley and Reynolds—6.

Absent: Mrs. Hager and Mr. Ramey—2.

Guests in Attendance: Thomas MacClure, Dean of Special Projects and College Services; Bruce King, Attorney for Redevelopment Department; Merle Peacock and Arthur Richardson, Redevelopment Department Tom Kubanek, Urban Renewal Planner.

A motion was made by Mr. Reynolds to approve the minutes of the meeting held August 22, 1968. Supported by Mr. Russell.

Motion carried unanimously.

Mr. Thomas MacClure, representing Lansing Community College, was introduced as a guest.

REPORTS OF COMMITTEES

None.

REPORTS OF OFFICERS

None.

REPORT OF DIRECTOR

a. The Director requested approval from the Board to attend the Michigan Chapter of NAHRO Conference in Detroit, Michigan, on Thursday, October 3, 1968, for Mr. Bruce King, Attorney, and one Staff member and himself.

A motion was made by Mr. Eschbach that the Board approve the above request, supported by Mr. Russell.

Motion carried unanimously.

b. As a result of the need for an updated Urban Renewal Progress Report (the last report is dated December, 1966), estimates have been received from Vilican-Leman and Associates and Capital Advertising Incorporated.

Capital Advertising has submitted a copy of their layout to the Redevelopment Department. They will need sixty (60) days to complete the report. Mr. Kubanek presented the submitted layout to the Board for their consideration.

Mr. Eschbach made a motion that the Board recommend to City Council that the Redevelopment Director be authorized to execute an agreement with Capital Advertising for the purpose of obtaining professional services in preparing an annual Progress Report on Urban Renewal activities. The cost of preparing the report is not to exceed $4,000 with an additional contingency of $200, and the report is to be completed within sixty (60) days. Supported by Mr. Reynolds.

Motion carried unanimously.

c. Mac's, Heath's and Eagle's Proposal—Mr. Zimmerman and Mr. Richardson re-

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viewed past activity on this proposal from the time of submission of their original proposal October 1965 to the present. Council accepted their proposal July 10, 1967. Since that time, the developers have not given the Board any indication of definite plans for proceeding with the proposal. The developers have been contacted frequently by Mr. Zimmerman and Mr. Richardson in an effort to assist them and confirm their intentions. On July 2, 1968, each party named in the proposal and their Attorney, Mr. Thomas Sinas, received written notification from Mr. Zimmerman (per Board request) that the Developers must show good-faith action by September 15, 1968; otherwise, the Board would consider rescinding their previous action of acceptance.

The current status of the proposal is: **Sam LaMacchia, Mac's Cigar Store**—Due to the lapse of time, Mr. LaMacchia can no longer remain an active partner in the proposal. Contributing factors are (1) recent illness, (2) rising construction costs and financing of such; however, he is interested in leasing from Mr. Heldmeyer, as they have discussed, or possibly from the developer of the First Block. He definitely wants to stay in the area.

Richard Heldemeyer, Heath's Jewelry—He is ready to proceed with the proposal. Financing is no problem. He also stated that he is willing to lease a portion of the building to Mr. LaMacchia.

James Stajos, Eagle Restaurant—Since the July notification, the Eagle Restaurant has changed ownership and Mr. Stajos is the sole proprietor. Due to the rising construction costs and high interest rates of financing, Mr. Stajos is investigating the economic feasibility of the matter.

After considerable discussion, Mr. Hilley made a motion that the Board table the matter until the October Board meeting. Supported by Mr. Reynolds.

Motion carried unanimously.

d. **Redevelopment Proposals:**

1. **Lansing Area Redevelopment Company**—A Public Hearing is scheduled for September 30, 1968. After this Public Hearing the Mayor and City Clerk will be authorized to execute the contract for sale of land, which will be approximately October 8, 1968.

2. **Leonard Wholesale Distributing Company**—They will submit construction plans for review and approval Wednesday, October 2, 1968, at a meeting which will include the City Building Department, and their architect. Construction will be starting within 60 days.

3. **Grand Avenue Parking Ramp**—The firm of Frank and Stein Associates, Incorporated, has been designated by City Council as the architects for the Grand Avenue Parking Ramp.

4. **Ionia-Capitol Parking Ramp**—The firm of Warren Holmes Company has been designated by City Council as the architect for Ionia-Capitol Parking Ramp.

e. Mr. Zimmerman explained the new concept for Urban Renewal, as presented to him by a representative of the Regional Office of HUD, as follows: Under the Housing and Urban Development Act of 1968 the Neighborhood Development Program activities are to be carried out on an annual basis, and financing is to be based on the amount of loan and grant funds needed to carry out the planned activities during a twelve-month period.

It may be determined to convert Project No. 1, proposed Project No. 2 and proposed Project No. 3 into one Neighborhood Development Program. (HUD is encouraging the use of the NDP approach as opposed to conventional approach). A meeting has been scheduled in the Regional Office, October 8, 1968, for the purpose of discussing the procedures in submitting the Neighborhood Development Program application.

f. For informational purposes, Mr. Zimmerman reviewed activities which are required to comply with Act 189.

District No. 1

1. A Public Hearing to set District Area No. 1 boundaries was held on September 3, 1968. To comply with citizen reaction, the boundary lines were reduced to approximately a one-block area surrounding the Project Areas. The Ordinance was adopted by City Council on September 9, 1968.

2. A Public Hearing to determine Method of Selection for the Citizens' District Council for District Area No. 1 was held September 16, 1968. Since there was no spokesman, appointment by Mayor was determined and the Ordinance was adopted September 23, 1968. Mr. Thomas Freeman, of the Redevelopment Department, interviewed citizens of the District No. 1 area and eleven citizens (six residents of the area and five businessmen of the area were selected). The appointments were confirmed by City Council September 23, 1968.

District No. 3

1. A Public Hearing to set District Area No. 3 boundaries was held on September 9, 1968, and in response to the citizen reaction the meeting was carried over to September 16, 1968.

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2. A Public Hearing for Method of Selection of Citizens' District Council for District Area No. 3 was held on September 23, 1968.

At the City Council meeting held September 30, 1968, an Ordinance was adopted setting forth the Boundaries for District Area No. 3, also at the same meeting an Ordinance was adopted on the Method of Selection of the Citizens' District Council for District Area No. 3. The Method of Selection of the Citizens' District Council for District Area No. 3 will be appointment by the Mayor with confirmation by City Council.

Mr. Zimmerman requested a delay in adopting the Committee of the Whole minutes until he has had an opportunity to:

1. Meet with the Citizens District Council for District Area No. 3.

2. Make a very close study of conditions of the buildings in the Herbert Street and Barnes Avenue Area.

3. Interview the majority of the people in the Herbert Street and Barnes Avenue Area who are concerned about including or excluding this area from the project.

Mr. Hilley made a motion that the Board authorize the Director to proceed with the items, indicated above as items 1, 2 and 3, before further action by the Board on Project No. 3 boundaries. Supported by Mr. Russell.

Motion carried unanimously.

g. Consideration of additional personnel for the Redevelopment Department was requested by the Director. He explained the necessity to train, prior to the anticipated heavy workload in the near future. Three alternative methods of consideration were presented for Board review and decision:

1. The Director analyze the workload and then make recommendation to the City Personnel Department.

2. A committee be formed within the Board and meet with the Director, then report at a Committee of the Whole meeting.

3. The Board recommend to City Council that the Director meet with members of the Personnel Department and analyze the situation and make recommendations.

As a result, a Personnel Committee was appointed by Chairman Rosa consisting of:

Duane Russell, Chairman

Glenn Hilley

Jack Griffin

A motion was made by Mr. Russell that the Personnel Committee work with Mr. Zimmerman in drawing up recommendations for the upgrading of current staff members, where advisable, and add additional personnel, for submission to City Council. Supported by Mr. Hilley.

Motion carried unanimously.

h. Mr. Peacock submitted a report for the purpose of requesting authorization and execution of a Certain Project Temporary Loan Note No. 6.

Mr. Hilley made a motion to recommend to City Council that the Mayor and City Clerk be authorized and directed to prepare the execution of Loan Note No. 6 in the amount of $1,187,000. The purpose is to provide sufficient funds for the Redevelopment Department to proceed with land acquisition. Supported by Mr. Eschbach.

Motion carried unanimously.

COMMUNICATIONS

A report was read from Mr. Ray Guernsey, Planning Director, entitled "Progress on City-Market Study." The survey should be ready for submission to City Council by November 1, 1968.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Mr. Peacock explained that due to "Finding No. 2" in the Federal Audit of September 30, 1967, and after submission of several preliminary contracts, HUD approval was received in a letter dated September 9, 1968, for a contract as to form, for Amendment No. 3 to a contract between Bruce S. King, Attorney, and City of Lansing, to cover Project Litigation Services separarately. There will be no change in financial obligation. There will be two contracts instead of a single contract, (1) Project Legal Services, (2) Project Litigation Services.

A motion was made by Mr. Eschbach that the Board recommend to City Council that the Mayor and City Clerk be authorized to execute Amendment No. 3 to the original contract dated July 21, 1964, by and between Bruce S. King, Attorney, and the City of Lansing; also that the Mayor and City Clerk be authorized to execute an additional contract by and between Bruce S. King, Attorney, and the City of Lansing to cover litigation services separately. Supported by Mr. Russell.

Motion carried unanimously.

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Mr. Rosa reported that he has been informed by President Gannon that the next LCC building would be the Vocational Technical Building. At this time there seems to be mutual interest in a combined informational meeting by LCC Officials and the Redevelopment Board members. Mr. Thomas MacClure of LCC invited the Board members to a luncheon meeting scheduled for Wednesday, October 9, 1968, 11:45 a.m. in the new Liberal Arts Building. The Board agreed that this would be a convenient time to hold such a meeting.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 10:05 p.m.
Respectfully submitted,

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Special Meeting, October 9, 1968

The meeting was called to order by Chairman Rosa at 1:10 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Hilley, Ramey and Reynolds —7.

Absent: Mr. Griffin—1.

Guests in Attendance: Ray Guernsey, Planning Director; Tom Kubanek, Urban Renewal Planner; Merle Peacock and Arthur Richardson, Redevelopment Department.

The minutes of the previous meeting, September 24th, to be considered at the next regularly scheduled meeting.

REPORTS OF COMMITTEES

None.

REPORTS OF OFFICERS

None.

REPORT OF DIRECTOR

After presenting a report on Disposition Parcel No. 15, the Director requested Board action on the purchase of Parcels 10-13 and 10-19.

The motion was made by Mr. Ramey that the Redevelopment Board recommend to City Council that they approve acquisition of Parcels 10-13 and 10-19, Project No. 1, Mich. R-87, and authorize payment at the approved price by the Department of Housing and Urban Development, to the escrow account of Michigan Title Company in the amount not to exceed $110,000 for the Real Estate with a Court Stipulation that the property owners reserve the right to contest value at a later date; and further recommends approval to purchase the irremovable fixtures for Parcel 10-13 in an amount not to exceed $5,408. Motion supported by Mrs. Hager.

Motion carried unanimously.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A motion was made by Mr. Russell that the Redevelopment Board write a letter of appreciation to Mr. Curt Hanes of the State Journal. Supported by Mr. Ramey.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

Upon closing this meeting, a presentation will be made by President Philip Gannon

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of Lansing Community College on plans for the new Vocational Technical Building and the plans for the Lansing Community College Campus.

The motion was made to adjourn by Mrs. Hager at 1:20 p.m. Supported by Mr. Hilley.

Motion carried unanimously.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman, Secretary.

OFFICIAL PROCEEDINGS OF THE POLICE BOARD OF THE CITY OF LANSING

Proceedings, October 15, 1968

The meeting was called to order by the Vice Chairman, Robert Rollis, Jr.

ROLL CALL

Commissioners present: Brooks, Lawry, McConnell, Noack, and Rollis—5.

Commissioners absent: Guyselman, Lawler, and Starr—3.

Commissioners Guyselman, Lawler, and Starr were excused from the meeting.

The minutes of the previous meeting were approved as printed.

COMMUNICATIONS

Letters of appreciation for services rendered were received from: Paul Maierle, State Department of Mental Health Mrs. Ethel M. Hubbard; Lawrence J. Baril, M.S.U.; Mrs. Harold Rudd, Cedarway Free Methodist Church; D. F. Gibbons, Cornett Bonding Co., Council Bluffs, Iowa.

Letters were received and placed on file.

APPLICATIONS AND RESIGNATIONS

A letter of resignation was received from Ptlm. Darwin Sehlke, effective October 25, 1968.

By Comm. McConnell—

I move that the resignation be accepted.

Supported by Comm. Noack.

Yeas: 5; Nays: 0.

Carried.

REPORTS OF OFFICERS

The investigative report of Capt. Donald Jackson on the Clinton Richardson complaint was submitted to the Board members. It was the recommendation of Capt. Jackson "That in the future all complaints entered with the Human Relations Commission be sworn to, and notorized as being true before they will be investigated by the Police Department."

Discussion followed that a means of determining the validity of complaints should be devised to prevent the expending of valuable time in the investigation of complaints by police officers and members of the Board, which are untrue.

The following motion was made by Comm. McConnell: "I would like to move that the Chief be asked to meet with the City Attorney to discuss the possibility of requiring sworn affidavits in the matter of complaints."

Supported by Comm. Brooks.

Yeas: 5; Nays: 3.

Carried.

The investigative report of Capt. Donald Jackson on the Estevan Casanova complaint was submitted to the Board members. Asst. Chief O'Toole stated he had reviewed the report, and concurs with Capt. Jackson's recommendations.

By Comm. Brooks—

I wish to make the motion that this complaint be disregarded by the Commissioners.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, October 24, 1968

October 24, 1968

5th Floor—City Hall

Lansing, Michigan

The meeting was called to order by Vice Chairman Russell at 7:50 p.m.

ROLL CALL

Present: Mrs. Hager, Messers. Russell, Griffin, Ramey and Reynolds.

Absent: Messers. Rosa, Eschbach and Hilley.

Guests in attendance: Thomas MacClure, Dean of Special Projects and College Services of LCC: Robert Smith, Architect, representing Richard Heldmeyer of Heath's Jewelry; Bruce King, Attorney for the Redevelopment Department; Tom Kubanek, Urban Renewal Planner; Lloyd Moles, The State Journal: Merle Peacock, Redevelopment Department.

A motion was made by Mr. Ramey to approve the minutes of the two previous meetings held September 24, and October 9, 1968. Supported by Mr. Griffin. Motion carried unanimously.

Report of Committee—

Mr. Russell, Chairman of the Personnel Committee, reported that two meetings were held (October 11, 1968 and October 15, 1968) with Messers. Hilley, Griffin, Russell, Zimmerman and Peacock in attendance, for the purpose of considering the need for additional staff and upgrading, where advisable, positions within the Redevelopment Department. Seven additional positions and reclassification of five existing positions were suggested.

After considerable discussion, it was determined that an additional position of Secretary 3 should be added to the request for establishing new positions.

Mr. Griffin made the motion that the Redevelopment Board approve adoption of the Committee Report as amended, to reorganize and add additional personnel to the Redevelopment Department and recommend that City Council establish the new positions as follows:

Position	Classification
2 Land Asquisition Agents	8
1 Land Disposition Agent	8
1 Planner	8
1 Citizens' Council Coordinator	8
1 Residential Relocation Officer	7
1 Property Manager	6

and further recommended the reclassification of the existing personnel as follows:

Position	Classification
Redevelopment Assistant	8 to 9
Housing Specialist	6 to 7
Residential Relocation Officer	6 to 7
Business Relocation Officer	6 to 7
Redevelopment Director	6 to 7

The motion was supported by Mrs. Hager. Motion carried unanimously.

Mr. Zimmerman stated that he would meet with the Personnel Committee and report the results of the meeting to the Redevelopment Board.

REPORT OF DIRECTOR

a. Second Appraisal for Project No. 2—In anticipation of the submission of the Neighborhood Development Program application and being able to proceed with execution of Project No. 2 activities, the Director requested Board approval to proceed with obtaining proposals from the Real Estate Appraisers, Review Appraisers and Fixture Appraisers. Mr. Russell appointed a Real Estate Appraiser Committee consisting of:

Glenn Hilley, Chairman

Lloyd Reynolds

Everett Eschbach

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The Director stated that upon receiving the proposals a meeting will be scheduled wtih the Real Estate Committee, then upon selection of the appraisers the recommendations will be presented to the Committee of the Whole.

Mr. Ramey made the motion that the Redevelopment Board authorize the Director to proceed with obtaining proposals to contract the services of Appraisers for (1) Second Asquisition Appraisals, (2) Review Appraisals, (3) Fixture Appraisals, Project No. 2, Mich. R-144. Supported by Mr. Griffin. Motion carried unanimously.

b. Land Acquisition—Parcel 8-8, Project No. 1, Mich. R-87—The Director has met with all parties involved in the corporate interest in the Parcel of land. It appears that the offer to purchase will be acceptable to the Tussing Building Corporation. Representatives of the Davis Estate are reluctant to accept the offer, and the heirs of the Dodge Estate state that the offer is completely unacceptable to them. Since there appears to be no intent to accept the offer of the Redevelopment Department, City of Lansing, and after considerable discussion—

Mr. Ramey made the motion that the Redevelopment Board recommend to City Council that condemnation action be started on Parcel 8-8, Project No. 1, Mich. R-87. Supported by Mr. Griffin. Motion carried unanimously.

c. Parcel 10-4, Broadway Lunch—Mr. Zimmerman reported that the Court Hearing was held August 9, 1968 on the taking of this property. The results of the Court Hearing was that the Judge signed a Court Order transferring title of the property to the City of Lansing, effective August 9, 1968. Within the Order, the City of Lansing was to have full possession on/or before October 1, 1968. Since the Court Hearing the Director and Mr. Richardson have made every possible effort to contact the owner and communicate with her on the necessity of vacating the property and assist her in receiving her eligible relocation benefits. They reported that she has refused to cooperate in any way; she will not accept the check for payment of the property or any other financial relocation benefits which she may be eligible to receive. After considerable deliberation by the Board, Mr. Ramey made the motion that the Director and the Attorney for the Redevelopment Department be directed to carry out the Court Order of August 9, 1968 on Parcel 10-4, Project No. 1, Mich. R-87. Supported by Mr. Griffin. Motion carried unanimously.

d. Mac's, Heath's and Eagle's Proposal—Since the last meeting September 24, 1968, Mr. Zimmerman and Mr. Richardson have attempted to arrange a meeting with all parties in attendance, which could not be accomplished. Therefore, they contacted each party involved with the proposal, and to date their status on the proposal is as follows:

1. Sam LaMacchia, Mac's Cigar Store—As previously stated, he can no longer be a party to the proposal, but indicated a desire to remain in the area as a tenant in a building proposed to be constructed by Mr. Heldmeyer.

2. Richard Heldmeyer, Heath's Jewelry—Mr. Heldmeyer is ready to be a developer and indicated that he will re-submit a proposal if this is what is required.

3. James Stajos, Eagle Restaurant—He is interested in continuing with the proposal; however, financing is a problem. He recently became the sole owner of the restaurant, funds are difficult to obtain, and interest rates are high.

Mr. Robert Smith attended this meeting as a representative of Richard Heldmeyer and confirmed the opinion that Mr. Heldmeyer wishes to proceed. He also requested assurance that the Board would give Mr. Heldmeyer a fair opportunity to be a developer. It was pointed out that if the proposal is rescinded it will make the Parcel open to all developers; however, the Board members stated that they will make every effort to retain businessmen already in the project area and give them priority consideration.

Mr. Griffin made the motion that the Board recommend that the City Council rescind its previous action taken July 10, 1967 approving the proposal for redevelopment submitted by Mac's Heath's and Eagle's for the Parcel No. 12, Project No. 1, Michigan R-87. Supported by Mr. Ramey. Motion carried unanimously.

e. In compliance with Act 189 of 1968, the Mayor has appointed the Citizens' District Council for the Urban Renewal District Area No. 3, City of Lansing. The City Council concurred in the appointment October 14, 1968 and each appointee has been notified by mail.

f. Mall Design—The Director reported that he has consulted with Mr. Ralph Bergsma of Johnson, Johnson and Roy concerning the design of the Mall. The Director and Mr. Bergsma are of the opinion that the proposals for redevelopment have sufficiently progressed to the point that the preliminary design of the Mall can begin. As a result of this determination, Mr. Russell appointed the Mall Committee consisting of:

Clarence Rosa, Chairman
Duane Russell
Lloyd Reynolds
James Ramey

COMMUNICATIONS

Reference and explanation was made to the letter from Larry Smith and Company which stated their unavailability to perform a Market Study for the Tussing Building Corporation, due to a conflict of interest since they are also Reuse consult-

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ants for the Redevelopment Department, City of Lansing.

UNFINISHED BUSINESS

The Director briefly reviewed the First Block Development Plans. LARC has submitted their construction plans, and they are working out details on their financing; however, due to slow availability of two or three of the parcels and tight financing arrangements, there has been temporary delay. However, every possible action will be taken by the Director and the Developers to have the title transaction take place on/or before December 1, 1968 as per the contract for sale of land.

NEW BUSINESS

None.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman, Secretary.

OFFICIAL PROCEEDINGS OF THE CIVIC CENTER BOARD OF THE CITY OF LANSING

Proceedings, November 19, 1968

A. Meeting called to order at 7:40 p.m. by Chairman King.

B. Roll Call: Present—Commissioners Banta, Carnes, Herr, King, Neller, Swan. Absent—Commissioner Wade.

C. Minutes of October 22, 1968 meeting approved.

D. Report of Committees:

1. Building and Properties.

Operating and Policy—Committee Chairman Herr reported that committee had met with Mayor Murninghan and Collins Thornton to discuss Chamber of Commerce office rental. Some further study has been made and the Board of Water and Light is to make further studies on utility costs.

2. Parking—No report.

3. Personnel and Salaries—No report.

4. Veterans—No report.

5. Ways and Means—No report.

E. Unfinished Business:

None.

F. New Business:

1. Manager Baer reported that preliminary budget work has started and that a rough draft should be ready to present to the Board at the next meeting. He also gave a brief summary of budget projects presented to him from the maintenance department for repairs needed for the building.

G. Manager's Report:

1. Operating statement, budget balance sheet and building rental report for October presented.

H. Announcements:

1. Next meeting to be held one week earlier on December 10, 1968 as several members will be unable to attend on regular date of December 17, 1968.

I. Meeting adjourned at 8:15 p.m.

DORTHA R. MEYERS, Recording Secretary.

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OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, November 19, 1968

November 19, 1968

5th Floor, City Hall

Lansing, Michigan

The meeting was called to order by Chairman Rosa at 12:10 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Griffin, Hilley, Ramey and Reynolds—8.

Absent: None.

Guests in Attendance: Thomas MacClure, Dean of Special Projects and College Services of LCC; John Anas, Councilman; Lloyd Moles, The State Journal; Thomas Kubanek, Urban Renewal Planner; Arthur Richardson and Merle Peacock, Redevelopment Department.

A motion was made by Mr. Russell to approve the minutes of the meeting held October 24, 1968. Supported by Mr. Griffin.

Motion carried unanimously.

REPORT OF COMMITTEE

Personnel Committee Report—As a result of the recommendation made by the Board at the meeting held October 24th to reorganize and add additional personnel to the Redevelopment Department, Mr. Zimmerman reported that the following action has been taken by City Council:

New Positions	Revised from
2 Land Acquisition Agents	VIII to VII
Land Disposition Agent	VIII to VII
Planner	VIII to VII
Citizens' Council Coordinator	VIII to VI-A
Residential Relocation Officer	VII to VI
	Remain as
Property Manager	VI
Secretary	III

Mr. Zimmerman further advised the Board that he has discussed the need for additional office space with Miss Belen.

Second Appraisals for Project No. 2, Mich. R-144—

The Director suggested that the Real Estate Committee meet in the near future for the purpose of considering the contracts with Appraisers for the Second Appraisals in the Project No. 2 area.

REPORT OF DIRECTOR

a. Mr. Zimmerman requested Board approval for Merle Peacock, Tom Kubanek and himself to attend a "Seminar in Executing Urban Renewal and Neighborhood Development Programs" in Chicago on December 2, 3 and 4, 1968.

The motion was made by Mr. Griffin that the Board approve the above request. Supported by Mr. Russell.

Motion carried unanimously.

b. Land Disposition—

(1) Hubbard Associates—A letter was read, dated November 7, 1968, from Mr. Jarvis Schmidt of Hubbard Associates, requesting a ninety (90) day extension of time on their contract for sale of land. The Director explained that he has met with Mr. Schmidt and has been advised that the reason for the request is due to negotiations for tenants and financing.

Mr. Rosa further explained that he had also met with Mr. Schmidt and that he was knowledgeable of the negotiations currently taking place between the State of Michigan and Mr. Schmidt. Mr. Rosa stated that he understands the unavoidable delay that has taken place and, therefore, recommends the time extension be granted.

After considerable discussion, Mr. Reynolds made a motion that the contract for sale of land by and between Hubbard Associates of Lansing, Inc., and the City of Lansing be amended by deleting the date November 1, 1968, and inserting February

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1, 1969. The purpose of this amendment being to grant a ninety (90) day time extension to the Hubbard Associates of Lansing, Parcel 8, Project No. 1, Mich. R-87. Supported by Mrs. Hager.

Motion carried unanimously.

(2) Leonard Wholesale Proposal—Transfer of title has been completed on Parcel 5B, Project No. 1, Mich. R-87, from City of Lansing to Leonard Wholesale Distributing Company. The preconstruction conference has been scheduled for Wednesday, November 20, 1968. Construction is scheduled to proceed on/or before December 1, 1968.

(3) Michigan Dental Association—HUD concurrence has been received for the sale of land to Michigan Dental Association, subject to some minor revisions within the contract. The adjustments will be made by Mr. Bruce King, Attorney for the Redevelopment Department, upon conferring with the Attorney for the Michigan Dental Association. The Public Hearing has been scheduled by City Council for January 6, 1969. Mr. Snow, Executive Director of MDA, has stated that currently there is enough interest within the organization so that financing should not be a problem. The tentative date for beginning construction is March 1, 1969.

(4) Lansing Area Redevelopment Company—Mr. Zimmerman stated that he has been advised by LARC that some difficulty has arisen in the financing of the development. The problem does not appear to be in obtaining the financing, but the need for additional time for finalization of the financing. The Director stated that he has a meeting scheduled with the representatives of LARC for this Thursday, November 21, 1968, and a report on the progress of the development will be forthcoming at the next meeting.

COMMUNICATIONS

Washington Mall—A memo was read from Ray Guernsey, Planning Director, recommending that a committee be established which would involve various City Departments and other interested groups so as to aid in the implementation of the best mall design. Mr. Zimmerman stated that he has discussed the mall with Mr. Bergsma and preliminary drawings are being prepared.

Mr. Ramey made the motion that the Director contact City Departments and other interested citizens for the purpose of selecting an Advisory Committee to meet with the Mall Committee of the Board and the Mall Consultants.

A meeting is to be scheduled in the near future with the Mall Committee of the Board for the purpose of finalizing the composition of the Advisory Committee. The purpose of this Advisory Committee is to consult with the Board and the Consultants on their thoughts and recommendations.

The motion was supported by Mr. Eschbach.

Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Due to the Christmas Holiday Season, it was suggested that the regular meeting should be rescheduled.

A motion was made by Mrs. Hager to reschedule the December meeting from the fourth Thursday of the month, as designated in the by-laws, to the third Thursday, which is December 19, 1968, 7:30 p.m. Supported by Mr. Griffin.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting was adjourned at 1:13 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman,
Secretary.

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5. Ways & Means—No report.

E. Unfinished Business:

1. Manager Baer presented the proposed budget for 1969-70 for review. On a motion by Commissioner Swan, supported by Commissioner Carnes, the budget was adopted by the Board as presented.

F. New Business:

1. Manager Baer reported that due to a grievance filed by the Union, he had met with Personnel Director Bodwin and Labor Relations Supervisor Braxton and it was decided that an armed guard should be hired to be in the building when only one custodian was on duty in the building. This amounts to 66 hours per week the building will be guarded by an armed guard. This action took place on December 13, 1968 and Manager Baer discussed this with Chairman King and Commissioner Herr at the time it was instituted. On motion of Commissioner Carnes, supported by Commissioner Swan, the action was approved.

G. Manager's Report:

1. Operating statements, budget balance sheets and building rental reports for November and December were presented.

H. Announcements:

1. Next meeting to be February 18, 1969.

J. Meeting adjourned at 9:05 p.m.

DORTHA R. MEYERS,
Recording Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 19, 1968

The meeting was called to order by Vice-Chairman Russell at 7:30 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Russell, Griffin, Hiley and Reynolds.

Absent: Messrs. Rosa, Eschbach and Ramey.

Guests in Attendance: Ray Guernsey, Planning Director; Thomas Kubanek, Urban Renewal Planner for Redevelopment Department; Thomas MacClure, Dean of Special Services, LCC; Bruce King, Attorney for Redevelopment Department; Lloyd Moles, The State Journal; Merle Peacock, Arthur Richardson, Sam Clay, Ray Padgett, Harold Burnett, and Gerald Medler, Redevelopment Department.

A motion was made by Mr. Griffin to approve the minutes of the November 19, 1968 meeting. Supported by Mr. Reynolds.

Motion carried unanimously.

REPORT OF COMMITTEE

Mr. Hilley, Chairman of the Real Estate Appraisal Committee reviewed the written reports which were submitted to the Board —Ten qualified appraisers submitted proposals and four appraisers were recommended by the committee after conferring with Mr. Zimmerman and Mr. King. The area to be appraised is Project No. 2, Mich. R-144, bounded on the north by Saginaw, on the south by Shiawassee, on the east by Grand and on the west by Washington.

The recommendation of the committee for Real Estate Appraisers for Second Appraisal for Project No. 2 area is:

Group	Appraiser	Contract Fee
1	Delbert Peterson, Jr.	$5,000
2	Gerald E. Walsh	5,400
3	Henry J. Novakoski	6,500
4	Malcolm L. Milks	6,100

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The recommendation of the Committee for the Fixture Appraisal contract and the Relocation Consulting Service Contract for Project No. 2, Mich. R-144, is the S. M. Dix and Associates.

The Fixture Appraisal Contract is not to exceed $6,150; the Relocation Consulting Service Contract is not to exceed $3,000.

After considerable discussion, the preceding reports were approved and a motion was made by Mr. Hilley that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized to sign a contract with each of the four (4) Real Estate Appraisers for Second Appraisal of Project No. 2, Mich. R-144; and further recommended that City Council authorize the Mayor and City Clerk be authorized to sign a contract with S. M. Dix and Associates as Fixture Appraiser for a total compensation not to exceed $6,150 and a contract as a Relocation Consulting Service at a total compensation not to exceed $3,000 for the Project No. 2, Mich. R-144. Motion supported by Mrs. Hager. Motion carried unanimously.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

a. Introduction of new staff members—

Mr. Zimmerman introduced four new members of the Redevelopment Department—

Sam Clay—Land Disposition Agent

Harold Burnett—Land Acquisition Agent

Gerald Medler—Citizens' Council Coordinator

Raymond Padgett — Land Acquisition Agent who will be employed starting January 6, 1969.

The Director gave a brief resume of their background and they were welcomed by the Board.

b. (1) Land Acquisition—Purchase of City owned Parking Lots, Parcels 10-1, 7-16, 7-1 and 3-14 Project No. 1, Mich. R-87.

Mr. Zimmerman explained that when the original application for Urban Renewal Project No. 1 was submitted, four City Parking Lots were designated to be donated by the City of Lansing to the Project as part of our one-third cost of the overall Project Cost. At that time this was necessary, due to the total project budget and our one-third obligation. However, approximately one year ago the revision of our total budget was conducted, and in doing so, non-cash credits not originally anticipated made it possible for us to meet our one-third obligation without having these City Parking Lots donated to the project by the City.

The Redevelopment Department requested and received two competient Real Estate Appraisals on each parcel of land and has Federal concurrence for sale of land to the City of Lansing on the following parcels:

Parcel	Concurred Price
10-1	$161,500
7-1	168,000
7-16	45,500
3-14	126,500
TOTAL	$501,500

Mr. Reynolds made a motion that the Board recommend to City Council that they authorize payment to the City of Lansing for Parcels 10-1, 7-1, 7-16 and 3-14, Project No. 1, Mich. R-87 in an amount not to exceed $501,500, as concurred in by the Department of Housing and Urban Development, for the Parking Lots. Supported by Mr. Hilly. Motion carried unanimously.

b. (2) Irremovable Fixtures, Parcel 7-3, Project No. 1, Mich. R-87.

Due to an oversight on the part of the appraiser, the irremovable fixtures on the property known as Parcel 7-3 were reappraised; thus making the new value of the fixtures, located in Parcel 7-3, $2,094.

Mr. Griffin made the motion that the Redevelopment Board recommend to City Council to authorize the purchase of irremoveable fixtures on Parcel 7-3, Project No. 1, Mich. R-87, and approve payment to the property owner in an amount not to exceed $2,094. Supported by Mr. Hilley. Motion carried unanimously.

c. Proposal received from Michigan Society of Professional Engineers.

Since the original proposal did not meet the minimum disposition price, a revised proposal has been received by the Board from the Michigan Society of Professional Engineers for Parcel 12A-13.

The proposal has been reviewed by Johnson, Johnson and Roy, the Board's consultants, and also by Mr. Bruce King as to legal requirements. The Director read a letter from Mr. King which stated that the proposal does meet the legal requirements necessary for submission.

The Director reported that he had met with representatives of the Michigan Society of Professional Engineers and Mr. Ralph Bergsma on Wednesday, December 18, 1968 for the purpose of discussing revisions of the proposal as suggested by

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Johnson, Johnson and Roy. The outcome of the meeting was that the Michigan Society of Professional Engineers were flexible in their design and agreeable to suggestions, as presented by Mr. Bergsma. Mr. Zimmerman read the communication from Johnson, Johnson and Roy which stated their items of concern. After considerable discussion by the Board, it was decided to delay official action on the proposal and the Board requested the Director to write a letter to the Michigan Society of Professional ,Engineers and express the feelings of the Board as follows:

1. The Board has received the proposal on Parcel 12A-13.

2. The proposal is currently under consideration by the Board.

3. The Board would like written clarification of the agreements as discussed by the Michigan Society of Professional Engineers, Johnson, Johnson and Roy and the Director.

4. Request confirmation indicating that the Developer will build a 3 or 4-story structure (1st and 2nd story, possibly retail, and 3rd and 4th story, office).

5. That the Developer understand that the site will not be available for at least two years.

d. Land Disposition—Lansing Area Redevelopment Company—

Mr. Zimmerman reported on the current status of the LARC Proposal—A meeting was held December 18, 1968 in the Mayor's Office with representatives of LARC; Mr. King, Attorney, Mr. Rosa and Mr. Russell of the Redevelopment Board. The LARC representatives requested a ninety (90) day time extension on their contract. The Director stated that the redevelopers are making this request for the purpose of allowing additional time to obtain the financing for the construction. He further stated that the redevelopers are currently negotiating with financial institutions for the financing of the construction and that the additional time is needed for the finalizing of negotiations.

Mr. Zimmerman mentioned that he is in agreement with this time extension which will provide additional time for the Redevelopment Department to continue with negotiations for the purchase of the Detroit Hotel and Tommy's Bar.

Mr. Hilley made a motion to recommend to City Council that an amendment be made to the Contract for Sale of Land by and between the City of Lansing and the LARC, which would be a 90-day time extension, by deleting the date, December 1, 1968 and inserting the date, March 1, 1969. Supported by Mr. Reynolds. Motion carried unanimously.

e. Status of Project No. 3.

The Director reported that for the past couple of months the Redevelopment Department has been surveying the Project No. 3 area. The closer analysis of building conditions are in process, along with survey forms which were mailed to citizens. He reported that 336 forms have been mailed, 22 were returned with "No longer at this address," 106 were filled out and returned.

Mr. Kubanek of the Planning Staff presented the preliminary plans for the Project No. 3. After considerable discussion, the Director stated that a meeting will be scheduled on January 14, 1969 for the Citizen's District Council of Project No. 3. The preliminary plans will be presented to this committee at that time, and a further report on the citizens' reaction will be forthcoming to the Board.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

Mr. Hilley inquired whether this would be the appropriate time to start development of the riverfront park, (the previous location of the Wentworth Hotel). The Director explained that he does not feel that it would be desirable to start development at this time because it will be necessary utilize this land for construction equipment and parking during the first block construction.

NEW BUSINESS

None.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD,

Richard L. Zimmerman,
Secretary.

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